

1208 OLIVE

EARLY DESIGN GUIDANCE

February 15, 2017

1208 E. Olive, Seattle, WA 98122

DPD#: 3024138



Prepared by:



The Miller Hull Partnership, LLP
71 Columbia Street - 6th Floor
Seattle, WA 98104

1208 OLIVE

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PROJECT INFORMATION

1. Project Addresses:

1208 East Olive Street, Seattle, WA 98122
2. DPD Project Numbers:

3024138, 6524914
3. Owner / Lessee Name:

Run Yong Investment
4. Contact Person Name:

John O'Hare

Firm:

Permit Consultants NW

Mailing Address:

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City State Zip:

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Phone:

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5. Applicant's Name:

John O'Hare

Relationship to Project

Principal
6. Design Professional's Name:

Mike Jobes, AIA, Principal

Firm:

The Miller Hull Partnership, LLP

Mailing Address:

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City State Zip:

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Phone:

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E-mail Address:

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7. Applicant's Signature:

*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PROJECT TEAM:

OWNER	ARCHITECT	LANDSCAPE ARCHITECT
Run Yong Investment	Miller Hull Partnership, LLP	Site Workshop

OBJECTIVES:

- Develop 61 residential units above a vibrant restaurant and retail ground level surrounding a generously planted courtyard for natural ventilation, acoustical separation for city noise, natural habitat and stormwater treatment.
- Activate the street edges at 12th Ave. and E. Olive Way to create a unique and lively neighborhood gathering place.
- Continue the full street edge developing along the NC3-40’ corridor along 12th Avenue while maintaining the pedestrian-oriented active edge already present along 12th Avenue.

APPROXIMATE STRUCTURE SIZE:

The proposed structure is a U-shaped building centered around a courtyard. The east bar is 5 stories with the ground floor partially subgrade while the western bar is 4 stories tall. The building is approximately 80,000 gross square feet and contains 61 residential units (studio, 1 bedroom, and 2 bedroom) above 1 story of street level pedestrian-oriented neighborhood commercial of approximately 8,000 GSF.

There will be 1 level of partial subgrade area containing mechanical uses, residential storage and other amenities such as secure bike storage with 8 covered but open air parking spaces at grade, accessed from the alley. There are no subgrade parking spaces proposed, allowing the an earth-coupled courtyard.

Commercial space will front the street edge along 12th Ave and wrap the corner and up E. Olive St. to a public courtyard fronting a neighborhood restaurant located within the east bar.

SUSTAINABILITY GOALS:

- Built Green 3-star certification
- Meet Green Factor stormwater treatment on-site through infiltration and without subgrade detention storage.
- Provide through natural ventilation in most units with operable windows on two ends, one facing onto a planted courtyard.
- Intensive earth-coupled native landscaping in courtyard.
- Pollinator pathway certification

POTENTIAL REQUESTS FOR DEPARTURE:

SMC 23.47A.032 G Parking Location and Access: Surface parking across an alley from a lot in a residential zone is required to have a five-foot landscape buffer and six-foot high screening along the lot line. In this case, required buffering will impede access to at-grade parking tucked under the building from the alley.

SITE SURVEY

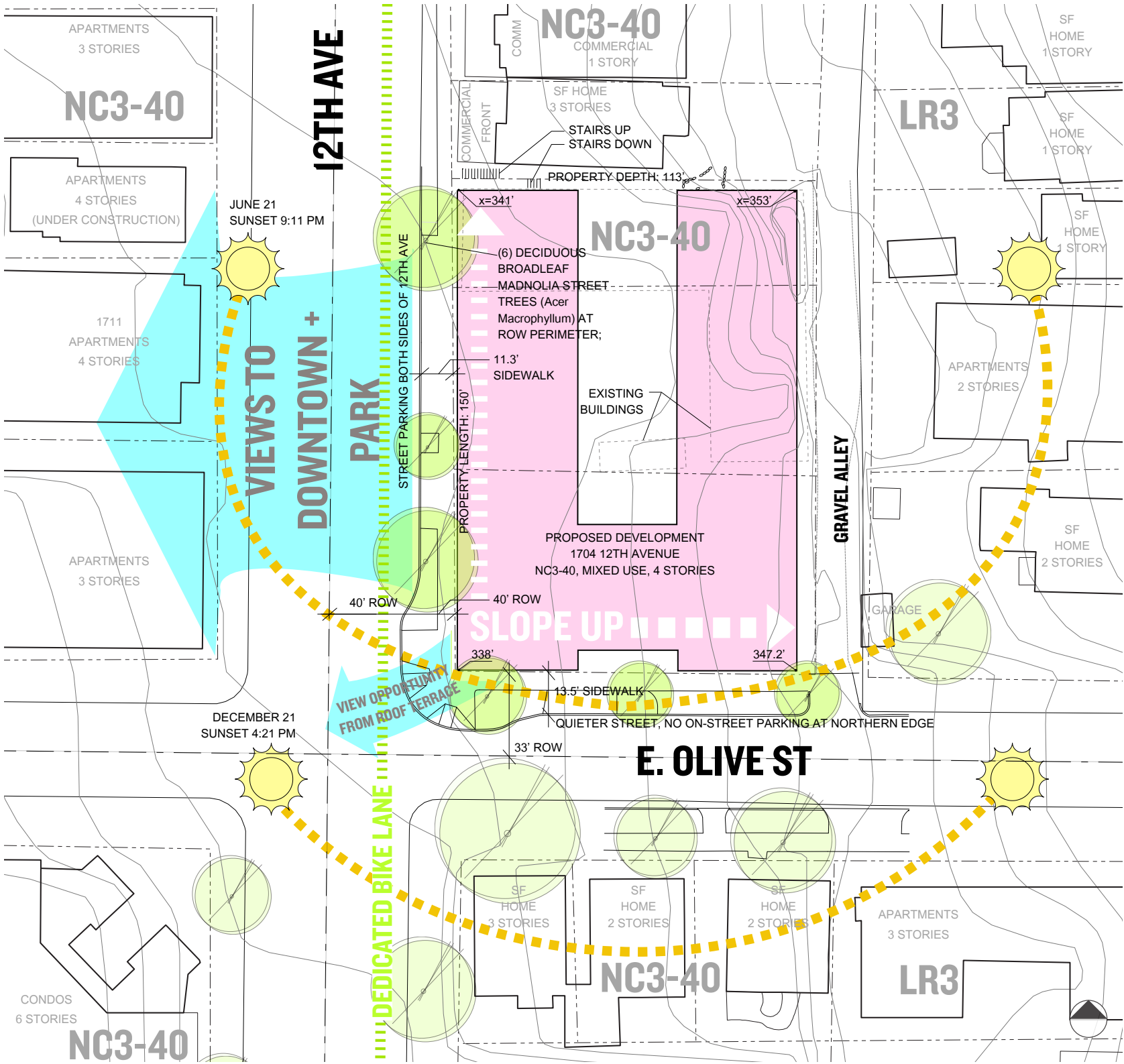
TOPOGRAPHY:

Site slopes upward to the northeast. Along E. Olive Street's edge, the site slopes from west to east by 9.5 feet. Along 12th Ave the site slopes from south to north by 2.75 feet.

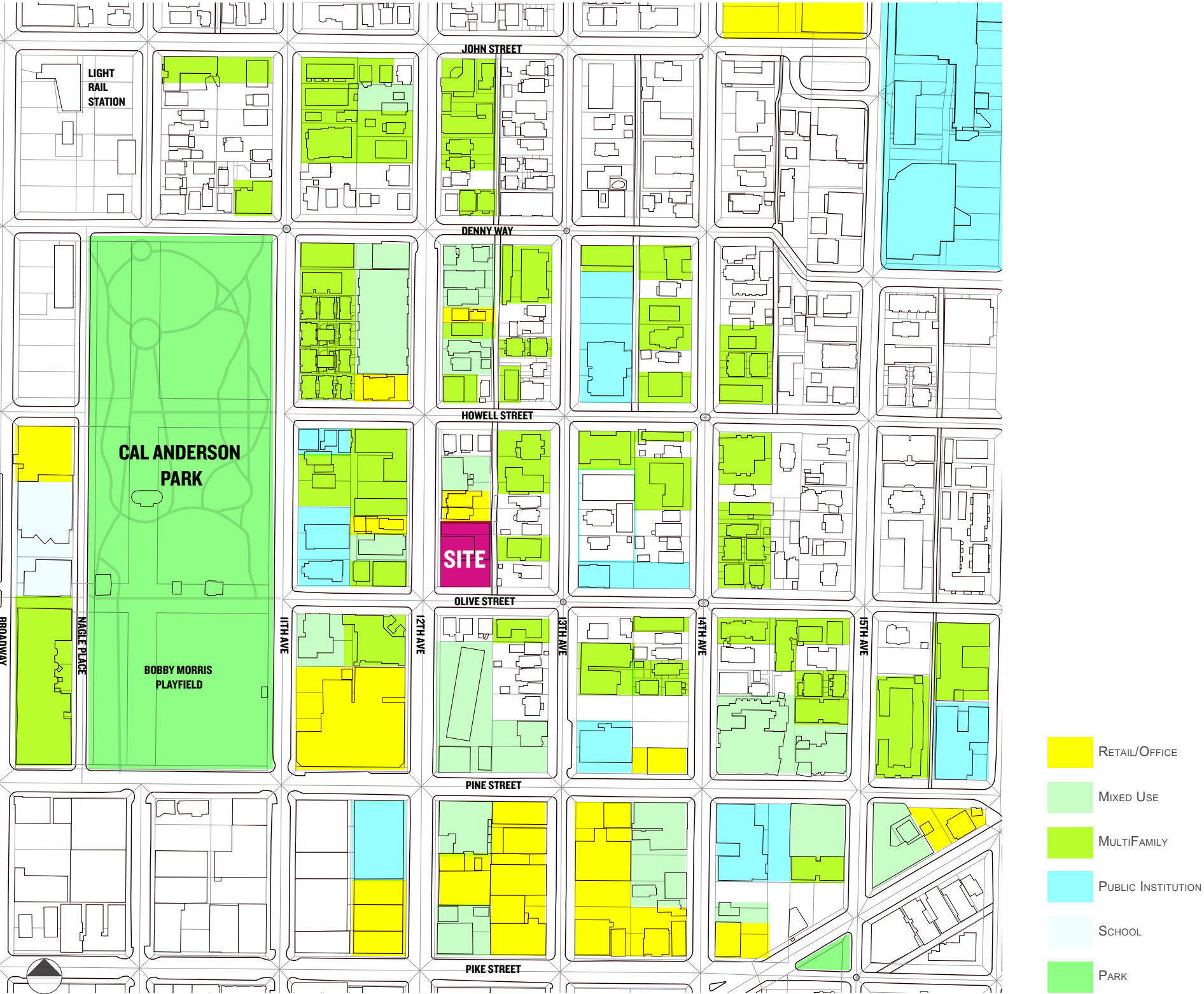
The site is currently an auto mechanic shop containing a one story structure and small out building. An existing stair used by the neighboring site to the north is located along the northern edge the project site. The existing unimproved gravel alley is 16 feet wide and will require an additional 2 foot dedication by the owner.

LEGAL DESCRIPTION:

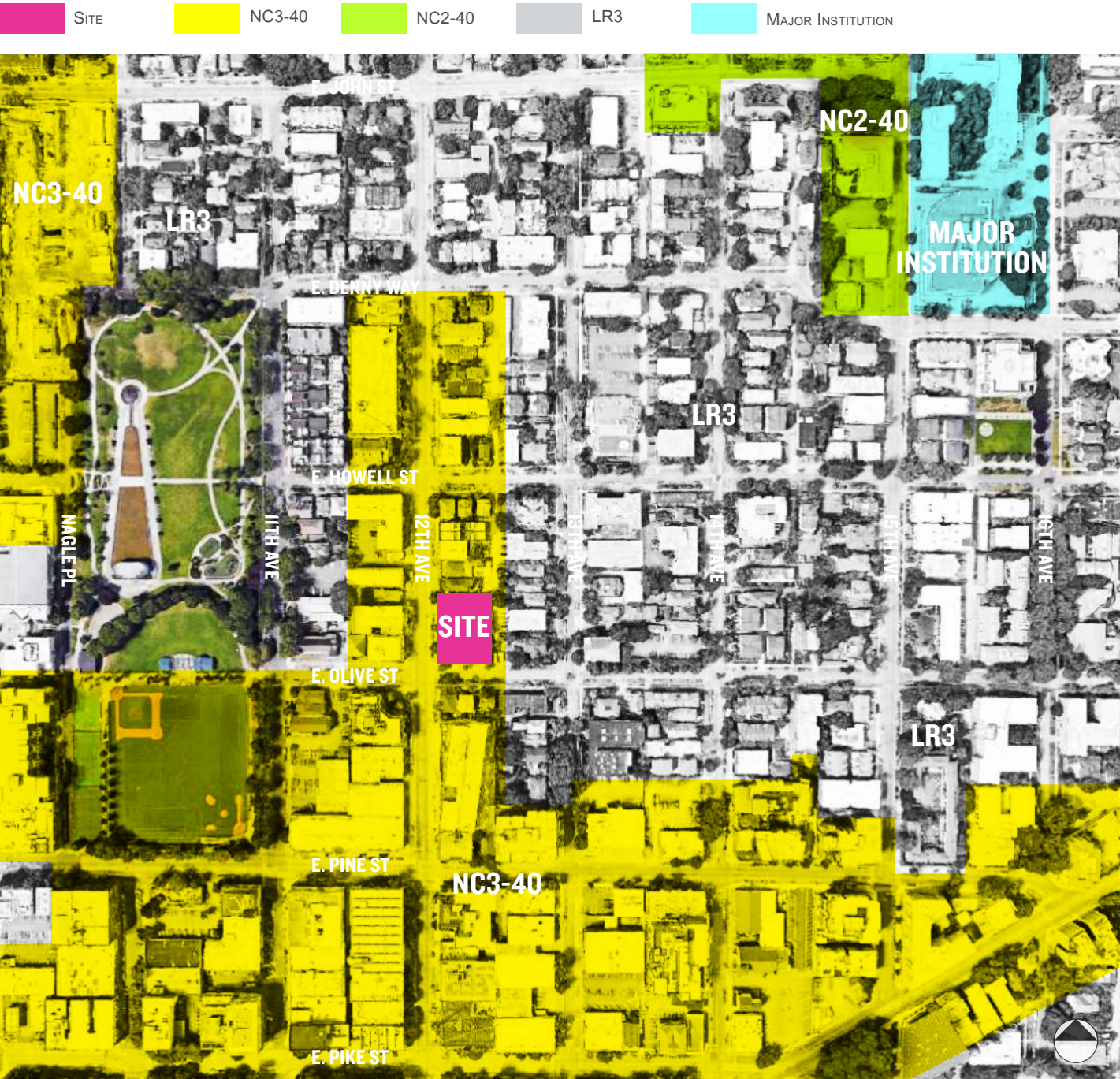
Lots 1, 2, and 3 of block 27, addition to the City of Seattle, as laid off by D.T. Denny, Guardian of the estate of J.H. Nagle, According to the plat there of recorded in volume 1 of plats, page 153, records of King County, WA. Except the east 8 feet thereof conveyed to the City of Seattle for alley purposes by deeds recorded under recording No.'s. 120412, 120413, and 120142. And except the westerly 7 feet thereof condemned in King County superior court cause No. 61476 for widening of 12th Ave. as provided by ordinance No. 17972 of the City of Seattle.



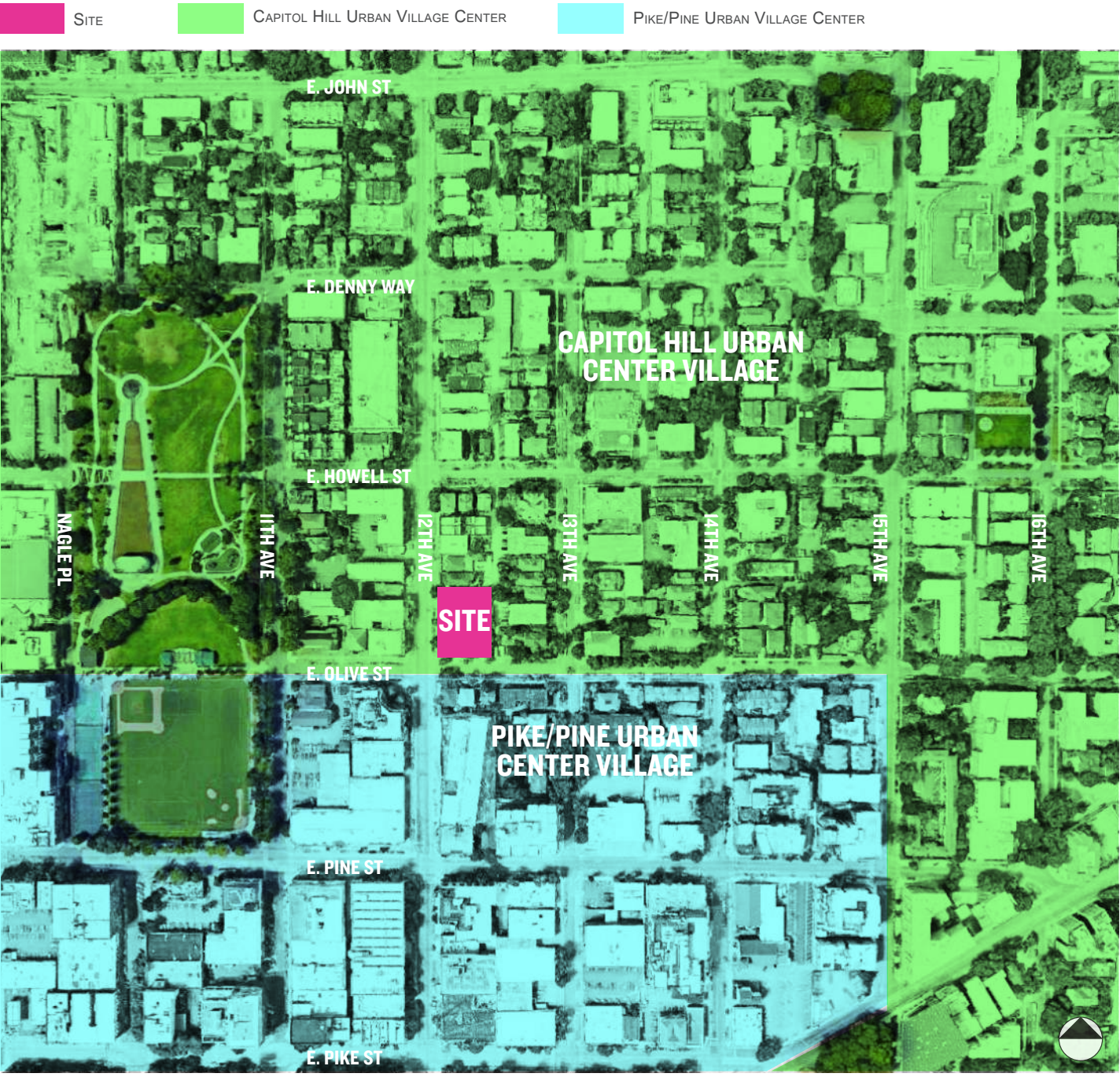
SURROUNDING USES



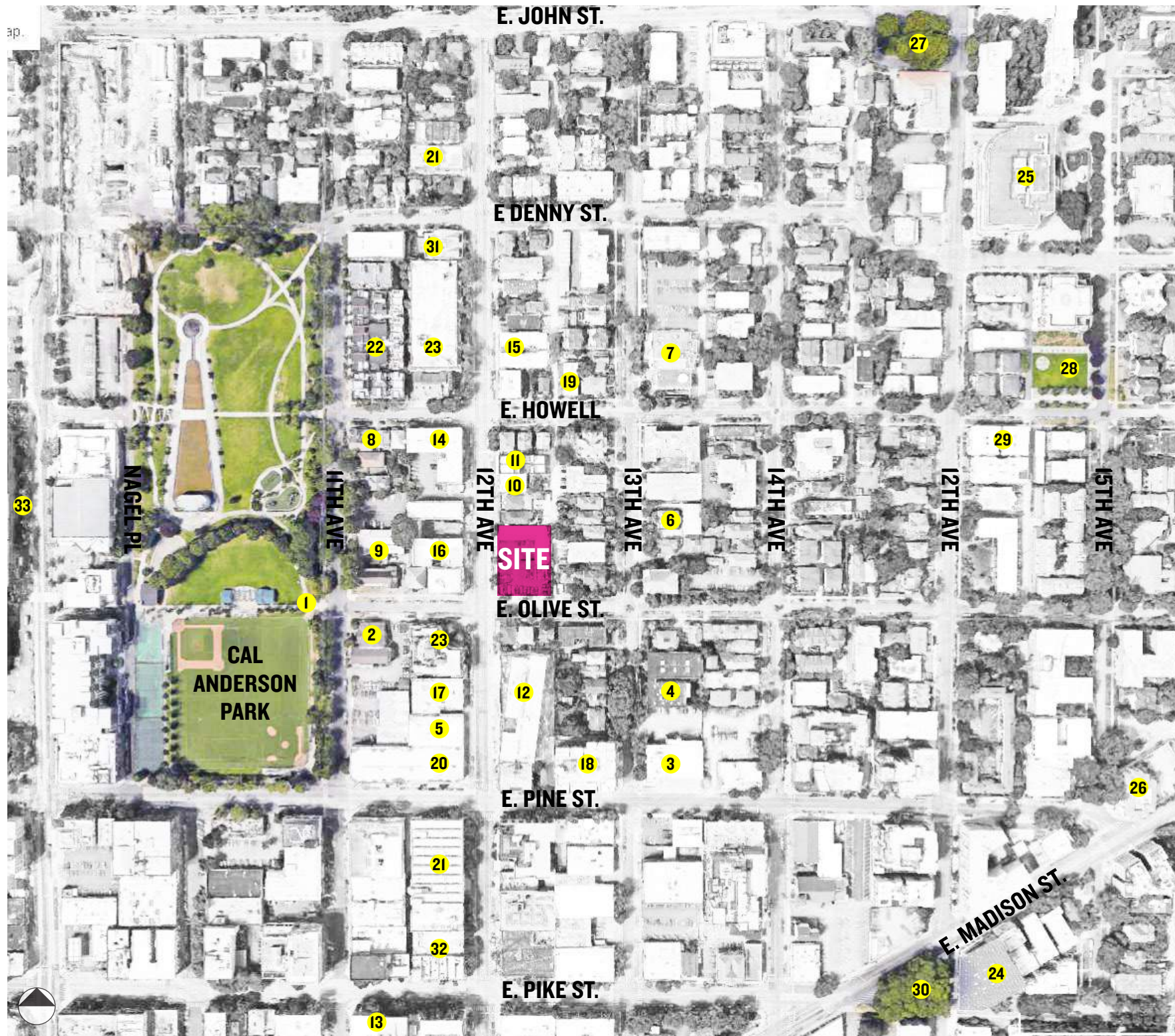
ZONING OVERLAY



URBAN VILLAGE OVERLAY



COMMUNITY CONTEXT: CHARACTER + NODES + LANDMARKS



1. CAL ANDERSON PARK
2. HUGO HOUSE (IN CONSTRUCTION)
3. SEATTLE FIRE STATION 25
4. DOWNRIGHT THEATRE
5. SEATTLE GAY NEWS
6. RUSSIAN ORTHODOX CATHEDRAL
7. GREEK ORTHODOX CHURCH
8. CALVARY ON THE HILL
9. CENTRAL LUTHERAN CHURCH
10. SCRATCH DELI
11. NEW APARTMENTS
12. 12TH AVENUE ARTS
 - RACHAEL'S GINGER BEER
 - U-DON NOODLE
 - PEL MENI DUMPLING TZAR
 - SUNSET FRIED CHICKEN SANDWICHES
13. CHOPHOUSE ROW
14. ROOSEVELT APARTMENTS
15. APARTMENTS
 - OUTER PLANET CRAFT BREWING
16. 1711 APARTMENTS
 - MYSTIC KOMBUCHA
17. VELOCITY DANCE STUDIO
18. COLLINS ON PINE APARTMENT HOMES
 - MANAO THAI STREET EATS
 - VIVRE BISTRO
 - PURE BARRE
19. SINGLE FAMILY HOME (FOR EXISTING CHARACTER)
20. NORTHWEST LIQUOR + WINE
21. TOWNHOMES
22. POLICE STATION
23. APARTMENT BUILDING
 - LATHER DADDY LAUNDRY
 - PUBLIC STORAGE
24. BULLITT CENTER
25. GROUP HEALTH
26. CENTRAL Co-Op
27. WILLIAMS PLACE
28. HOWELL COLLECTIVE P-PATCH
29. BEGINNINGS SCHOOL
30. MCGILVRA PLACE
31. THE ARTIST TRUST
32. NORTHWEST FILM FORUM
33. SEATTLE CENTRAL COLLEGE

CHARACTER + NODES + LANDMARKS

The neighborhood context to the east of 12th Avenue and E. Olive Street is more residential with single family and small multifamily projects and churches. 12th Avenue serves a transition zone between the more quiet residential neighborhood to the east and the more lively character along 12th Avenue and Broadway with Cal Anderson Park acting as a natural buffer between the more lively atmosphere of Broadway and the more quiet neighborhood.

New development along 12th Avenue features street level retail and restaurants that create a more activated street scape while E. Olive turns the corner into a more quiet residential neighborhood featuring traffic circles to slow traffic.



12



11



10



14



15

12TH AVE, EAST SIDE



21



16



23



17



20

12TH AVE, WEST SIDE



5 + 20



9



8



22

11TH AVE



6



3



19



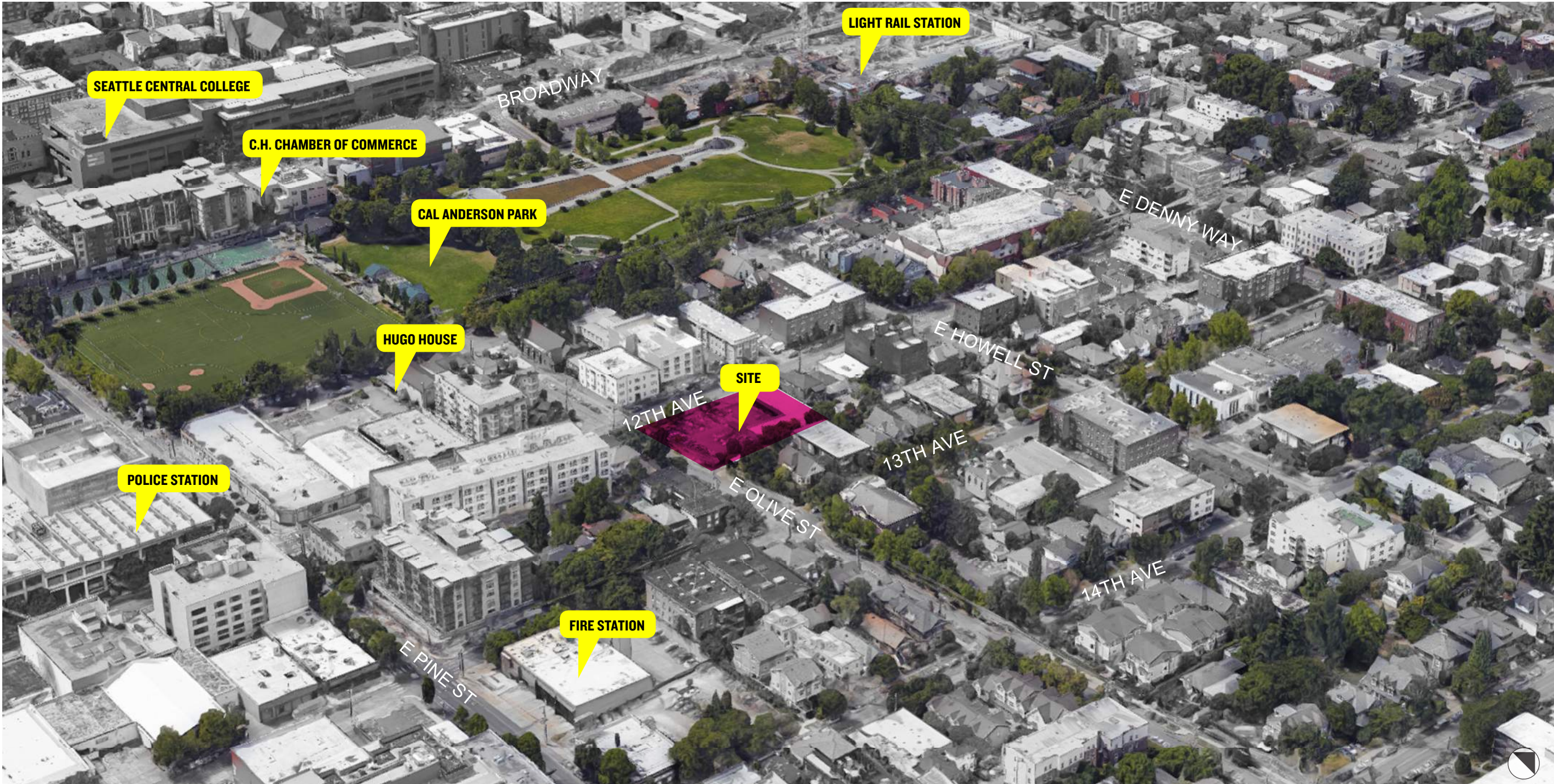
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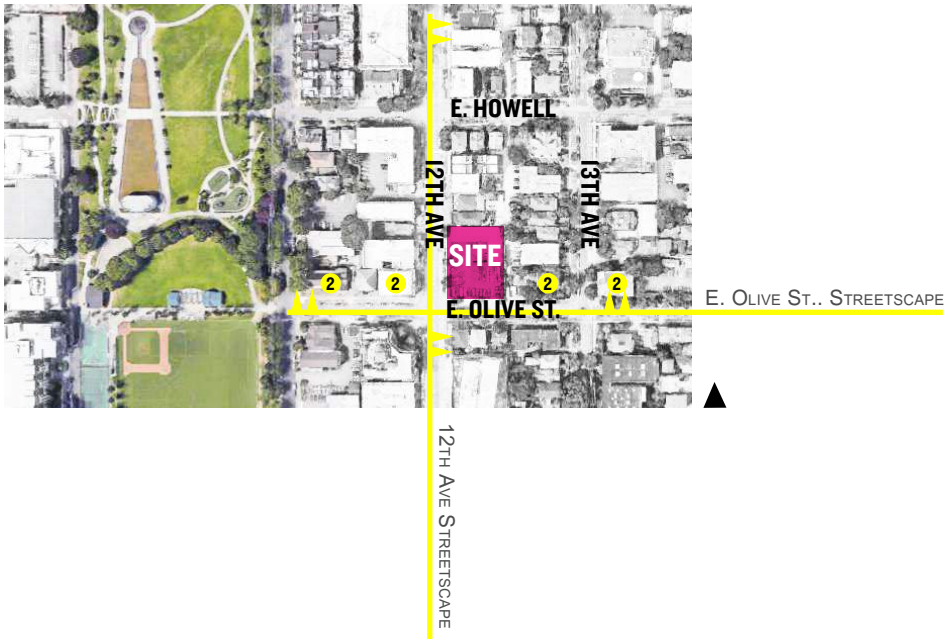
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NEIGHBORHOOD CONTEXT

SITE CONTEXT



NEIGHBORHOOD DESIGN CUES



E. OLIVE STREETSCAPE, LOOKING NORTH

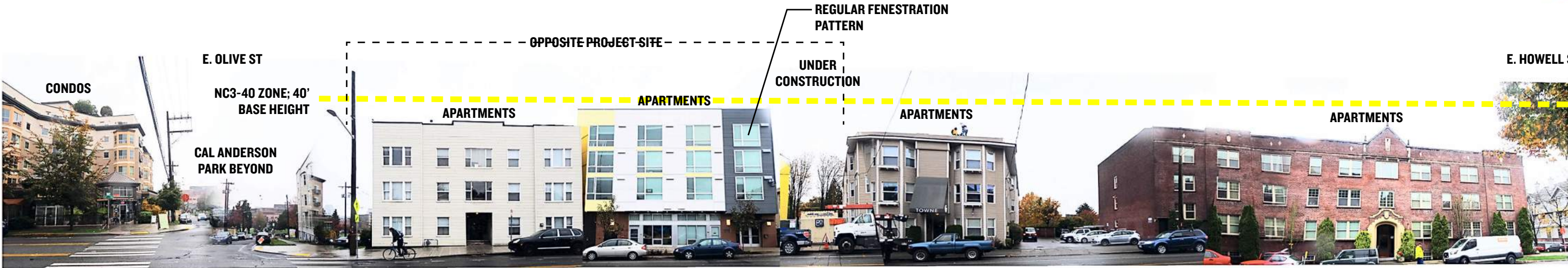


12TH AVE STREETSCAPE, LOOKING EAST

PANORAMA KEY MAP



E. OLIVE STREETScape, LOOKING SOUTH



12TH AVE STREETScape, LOOKING WEST

NEIGHBORHOOD DESIGN CUES



PEDESTRIAN EDGE: VEGETATION



LAYERED FACADE VIA TEXTURE + DEPTH



TEXTURALLY RICH + ELEVATION CHANGE



MATERIALS + WINDOW ARTICULATION



PRONOUNCED COMMERCIAL BASE



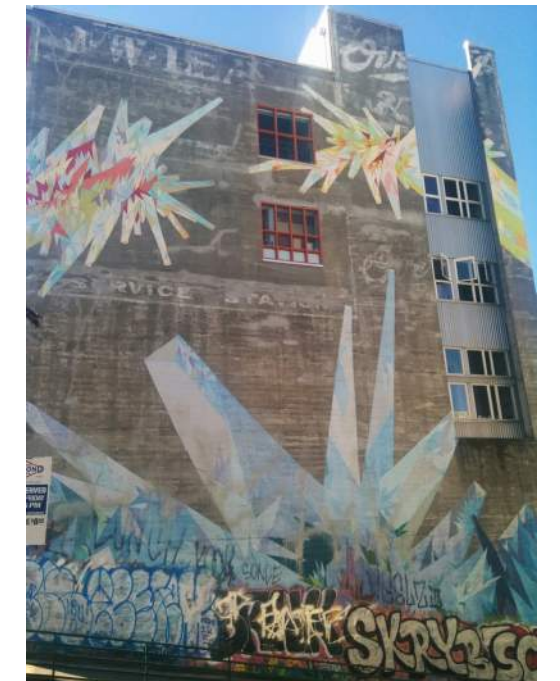
NATURAL ELEMENTS



SCALE + TEXTURE + SURPRISE



GREENING UP THE CITY

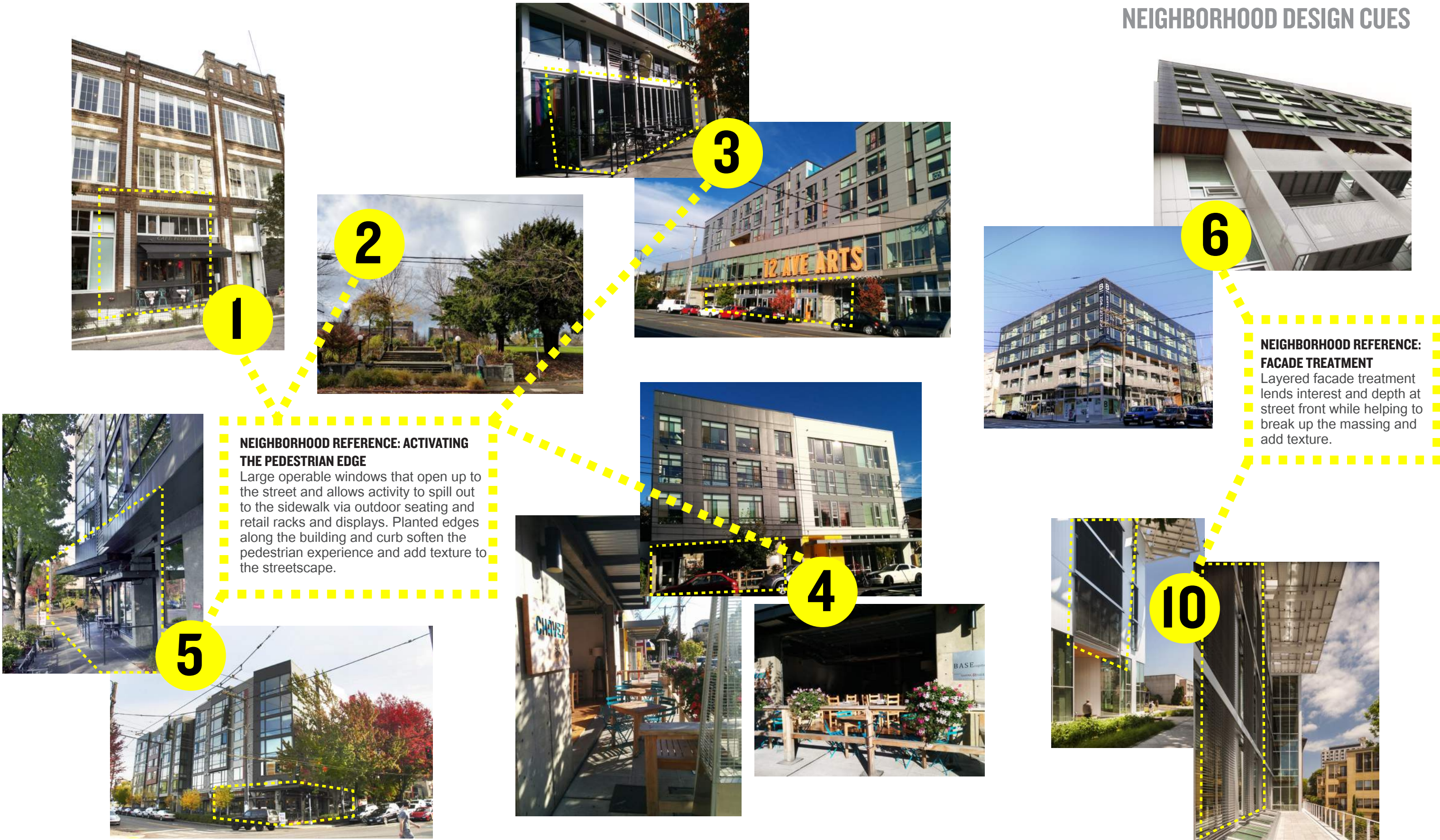


EXISTING NEIGHBORHOOD CHARACTER

NEIGHBORHOOD DESIGN CUES KEY MAP



NEIGHBORHOOD DESIGN CUES



NEIGHBORHOOD DESIGN CUES



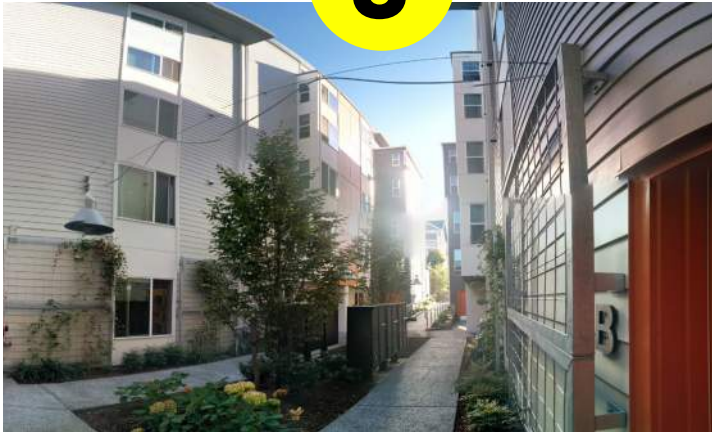
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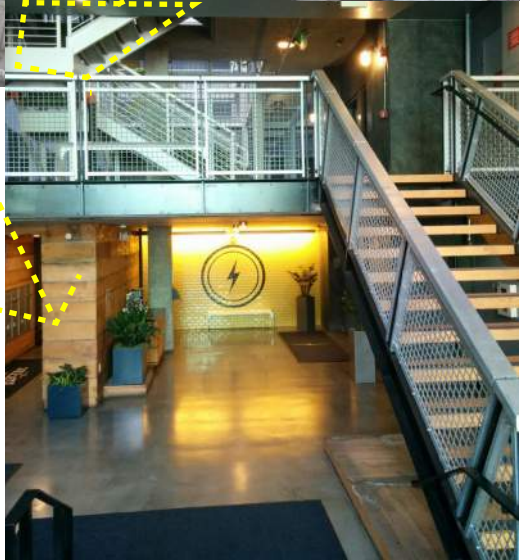
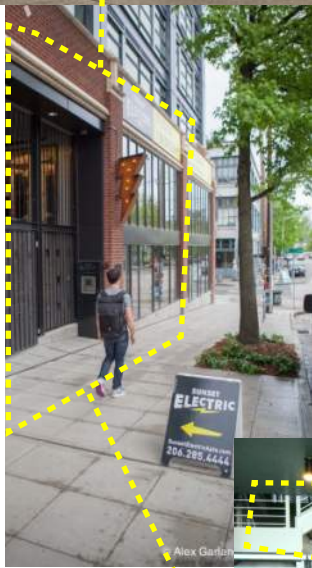
NEIGHBORHOOD REFERENCE: THE COURTYARD
Splitting the building open at the ground, mid-block stimulates an element of surprise and delight for the pedestrian experience. The visual depth of a recessed courtyard as well as the void help break up the massing of the building.



8



9



NEIGHBORHOOD DESIGN CUES



11

NEIGHBORHOOD REFERENCE: SECURE BUT BEAUTIFUL ACCESS

Articulating secure access with artful screening and ironwork gates provides residents with security and privacy while adding friendly character and texture at the pedestrian edge.

NEIGHBORHOOD REFERENCE: VEGETATION AT THE PEDESTRIAN EDGE

Making space inviting by adding planted edges, outdoor seating, window walls that open up to the street enhances the pedestrian experience. Gardens are also used to treat stormwater in a way that can be experienced rather than hidden away in underground vaults.



10



7



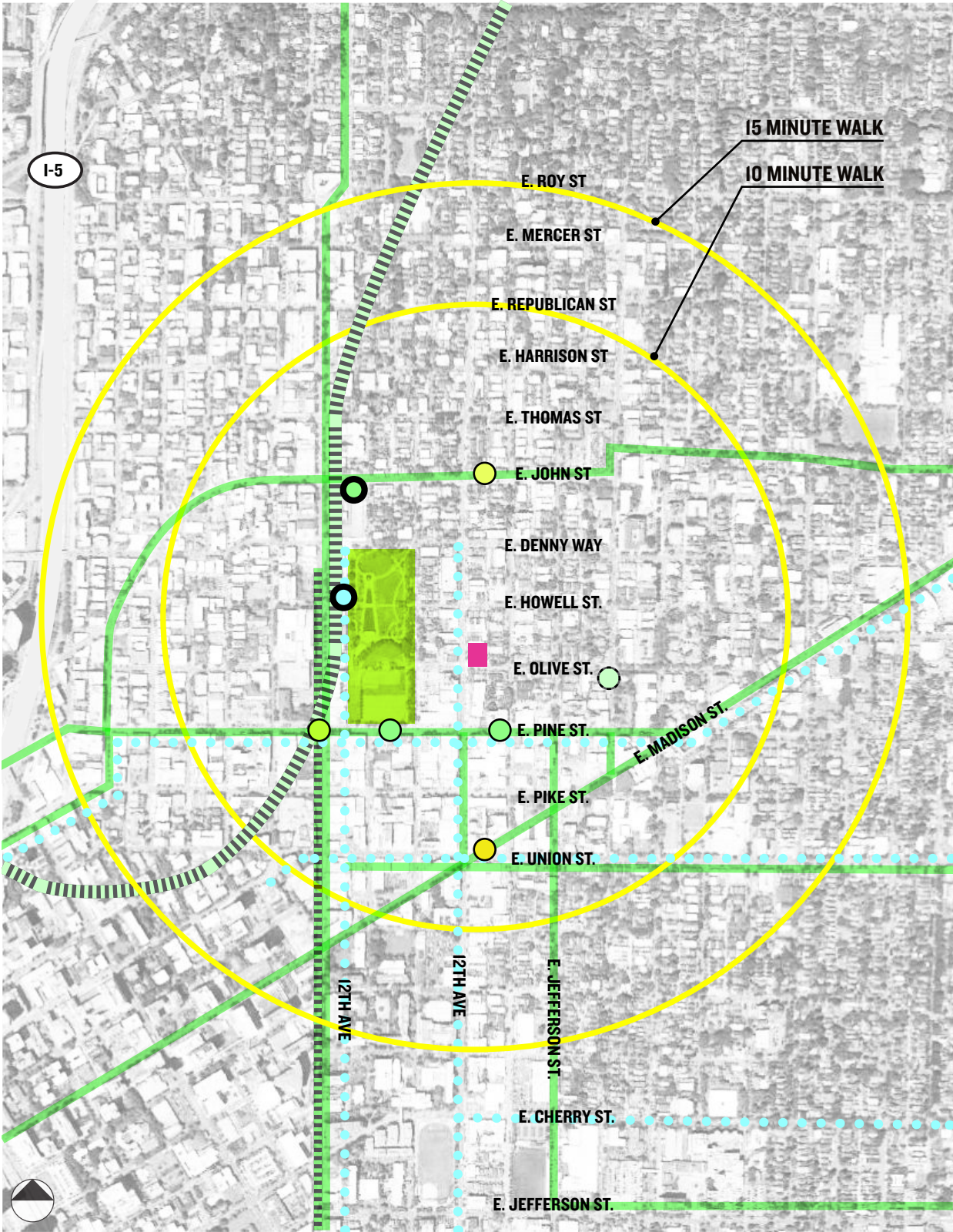
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NEIGHBORHOOD REFERENCE: VIBRANCE + CHARACTER

Capitol Hill is not afraid of color or contemporary murals. Highlighting the streetedge with a pop of color at key points adds street interest.

TRANSPORTATION



LOCAL SITE CIRCULATION:

The project site is located at the corner of 12th Ave and E. Olive St.. 12th Ave is a minor arterial while E. Olive St.. is an access street to both residential and commercial. 12th Ave contains a dedicated bike lane and parallel parking at either side of the street. E. Olive Street allows parallel parking at the southern edge and no parking along the northern edge, adjacent to the project site.

The neighborhood is highly walkable with many shops and restaurants within a few minute’s walk as well as Cal Anderson Park only a block away.

The project site is well connected to public transportation with many bus routes and bus stops only a block away. The newly opened Capitol Hill Light rail station is 5 blocks from the site and is easily accessed via a walk through Cal Anderson Park. The streetcar is yet another available method of transportation with transit stops within 1.5 blocks of the site.

The project neighborhood has many examples of shops and restaurants that spill onto the sidewalk, contributing to a lively environment.

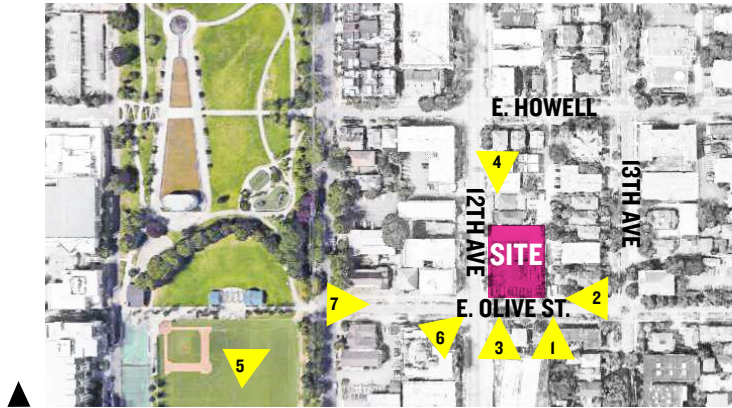
TRANSPORTATION MAP

- SITE
- WALKING DISTANCE
- BUS ROUTE
- DEDICATED BIKE ROUTE
- LIGHT RAIL
- STREETCAR
- OPEN SPACE

TRANSPORTATION STOP/STATION

- LIGHT RAIL STATION
- STREETCAR STOP
- BUS STOP: 10, 11, 84
- BUS STOP: 9, 43, 49, 60
- BUS STOP: 8, 43
- BUS STOP: 2, 12
- BUS STOP: 10

SITE PHOTOS



VIEW 4



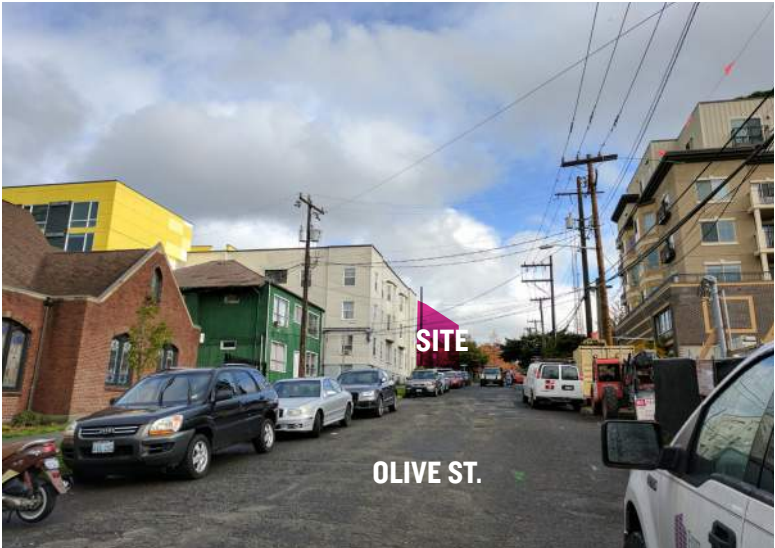
VIEW 3



VIEW 2



VIEW 1



VIEW 7



VIEW 6



VIEW 5

ZONING CODE SUMMARY

PARCEL NO: 6003001005, 600300995, 600300990

LOT AREA: Combined Parcel Area = 16,969 square feet (Allowable FAR of 67,876 gsf)

ZONING:
NC3-40, Capitol Hill Urban Center Village, Station Area Overlay

STRUCTURAL HEIGHT, SMC 23.47A.012
40’ as zoned. +4’ for 13’ floor to ceiling height for retail/ commercial space at street level.

FAR, SMC 23.47A.013:
4.0: 3.0 FAR Base. 3.25 for NC3 zone with 40’ height limit when mixed-use building. 4.0 FAR per Station Area Overlay (Allowable FAR of 67,876 gsf). Gross floor area below grade is nonchargeable against allowable FAR.

SETBACKS, SMC 23.47A.014:
North property line: 3’ to maintain existing circulation for the northern neighboring property.
East property line: 5’. NC3-40 zoning requires a 20’ wide alley. The alley is currently 16’. The project anticipates paving some of the alley to provide not required parking at the alley and therefore intends to dedicate 2’ towards the unimproved alley as required by zoning to bring the alley up to date with a 20’ alley width.
Zoning to the east, LR3, across the alley requires an additional a 15’ setback from the alley center line for height above 15’.
South property line: none
West property line: Due to existing overhead power lines, the massing of the upper floors will require stepping back to meet the 14’ required radius about the overhead powerline.

STREET LEVEL DEVELOPMENT STANDARDS, SMC 23.47A.008:
No more than 20’ maximum distance of black facade at the street level is allowed and no more than 40% of blank facade is allowed at street level above 2-8’ from grade.

Street level and facing facades must be within 10’ of the property line, unless approved open space or wider sidewalks are provided.

Non-residential: A minimum of 60% of the street-facing facade shall be transparent.
Non-residential spaces shall be an average depth of 30’ and a minimum depth of 15’. Non-residential, street-facing spaces shall have a floor to floor height f 13’.

PERMITTED USES, SMC 23.54.015:
Offices: Permitted
Eating + Drinking Establishments: Permitted
Restaurants: Permitted
Sales + Services, General: Permitted

AMENITY AREA, SMC 23.45.522:
Spaces equivalent to 5% of residential gross floor area required for residential uses.
Common amenity area: min. area 250 sf; 10’ min. horizontal dimension
Private balconies: min. area 60 sf; 6’ min. horizontal

PARKING, SMC 23.54.015:
No parking required within Urban Village Center.

BIKE PARKING, SMC 23.54.015:
Eating and drinking: long term: 1 per 12,000 sf; short term: 1 per 2,000 sf
Entertainment: long term: 1 per 12,000 sf; short term: 120 seats or 1 per 1,000 sf
Offices: long term: 1 per 4,000 sf; short term: 1 per 40,000 sf
Residential: long term: 1 per 4 dwelling units; short term: none

TRASH, SMC 23.54.040:
500 sf; Assuming >50 units: 375 sf + 5,001-15,000 sf of commercial: 125 sf
Mixed-use residential shall provide 375 square feet for 26-50 dwellings or 375 SF + 4 sf for ea. additional unit above 50 for 51-100 dwellings. Plus 50% or required non-res. Development; 0-5000 sf: 82 square feet, 5001-15000: 125 sf (separate recycle spaces for residential and commercial are required; trash in same space ok)

SEATTLE DESIGN GUIDELINES

CSI NATURAL SYSTEMS AND SITE FEATURES:

- A. Energy Use
- B. Sunlight and Natural Ventilation
- C. Topography
- D. Plants and Habitat
- E. Water

The project site's depth creates a conducive relationship for a building massing that allows a courtyard centered between two residential bars that open on to exterior circulation bridging above the planted vegetation below. All residential units have access to natural ventilation and natural daylight. The 1-bedroom larger units take advantage of cross ventilation and to natural light. The courtyard also provides the project with a water management system to mitigate all its site water.



COURTYARD AS WATER MANAGEMENT SYSTEM



PLANT TEXTURE

The project is exploring a facade layered with an exterior sun screen to mitigate solar heat gain into the west and south facing residential units.



FACADE WITH SCREENING



EXTERIOR SOLAR SUN SHADE

CS2 CONTEXT + SITE

B.2 CONNECTION TO THE STREET:

The project will seek to increase the perceived sidewalk width by providing a recessed, covered outdoor edge along the southern block along 12th Ave. This effort aims to contribute to a lively street edge with restaurant and retail opportunities to spill outside the envelope.



PROVIDING OPPORTUNITY FOR SEATING + ACTIVITY AT THE PEDESTRIAN EDGE



B.3 CHARACTER OF OPEN SPACE:

The project aims to create vegetated open space that is visibly accessible to the public through a transparent street level. The massing steps away from the property line to provide seating and planting opportunities along the sidewalk edge.



CREATING DELIGHT THROUGH SURPRISE



RECESSED CORNER ACCENTED WITH VEGETATION + SEATING

C.1 CORNER SITES:

The project addresses the corner by recessing the ground level facade at 12th Ave and E. Olive St in an effort to create opportunity for activity to occur at the pedestrian edge. Planted vegetation that buffers the sidewalk and the retail edge while accenting the relationship between the two. Accenting this corner also heightens the proximity to Cal Anderson Park, viewable from the site's corner.



RECESSED CORNER ACCENTED WITH SEATING



RECESSED CORNER ACCENTED WITH VEGETATION + SEATING

D.3 ZONE TRANSITION:

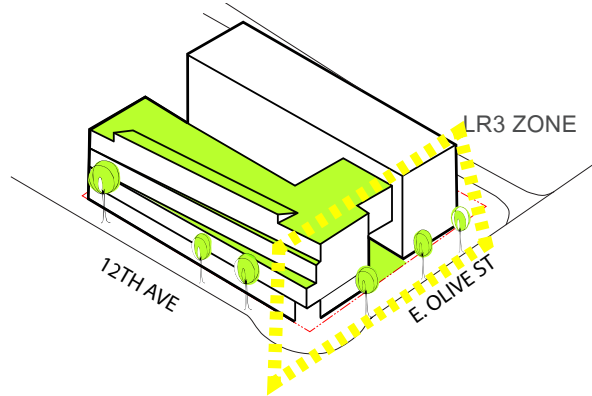
While the alley provides distance and serves as a buffer between the adjacent LR3 zone across the alley, the project makes further efforts to break down the building's mass by modulating the south facade. At mid-building along the south elevation, the massing experiences relief via a void through the



VEGETATED FRAME

CAPITOL HILL DESIGN GUIDELINES

courtyard at ground level and the massing above pushed back to the north and into the courtyard. This move responds to the transition in zoning scale adjacent the eastern edge by adding space between the two primary bars along E. Olive Street.



PLI PUBLIC LIFE

B.3 PEDESTRIAN AMENITIES:

Create a lively street edge to engage the pedestrian realm via plantings, lightning, and exterior seating opportunities for retail to spill outside the envelope.



LIT AND PLANTED PEDESTRIAN EDGE

C.1 SELECTING ACTIVITY AREAS:

The project site has a special opportunity to take advantage of it's close proximity to Cal Anderson Park and of the afternoon western and southern sunlight along E. Olive St. and 12th Avenue's edge for outdoor eating and drinking seating. Activating the residential courtyard's exterior circulation adds layers of depth and visual interest. The circulation bridges provide a more private edge along the residential window wall by moving the circulation away from the wall's edge and centering the activity out above the courtyard, via the switchback bridges.



SEATING SPILLS INTO THE PUBLIC CONSCIOUS

CS2 URBAN PATTERN AND FORM:

Human scale, gritty art, hints of industrial past, and natural elements are the rich character of Capitol Hill that this project aims to reflect. The ground floor along the pedestrian edge becomes a focus point for texture, vegetation and any opportunity to highlight activity with seating and retail display. The soffit at the recessed commercial edge can act as



functional art with lighting or color or signage. A layered facade treatment lends depth and interest from the street and adds to the existing urban fabric. Incorporating a water feature off of the residential entry on E. Olive with a lush courtyard beyond and planted edges along 12th Ave will reflect Cal Anderson Park's natural elements.

PL3 STREET-LEVEL INTERACTION:

Small-scale retail that spills onto the sidewalk and outdoor seating to take advantage of the evening sun angles.



PROVIDE OPPORTUNITY FOR ACTIVITY TO SPILL BEYOND THE ENVELOPE AT THE PEDESTRIAN EDGE.

DC3 OPEN SPACE CONCEPT:

Integrating open space for the residential experience while the glazed facade at the street's edge provides the pedestrian and retail users a visual connection to the lush courtyard's center via portals that frame the greenery beyond.

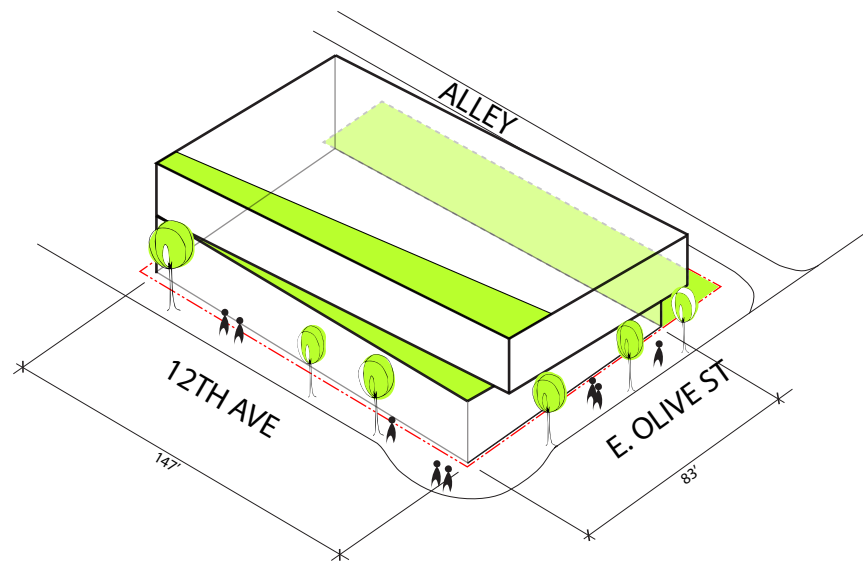


PEDESTRIAN COURTYARD ACCENTED BY CIRCULATION

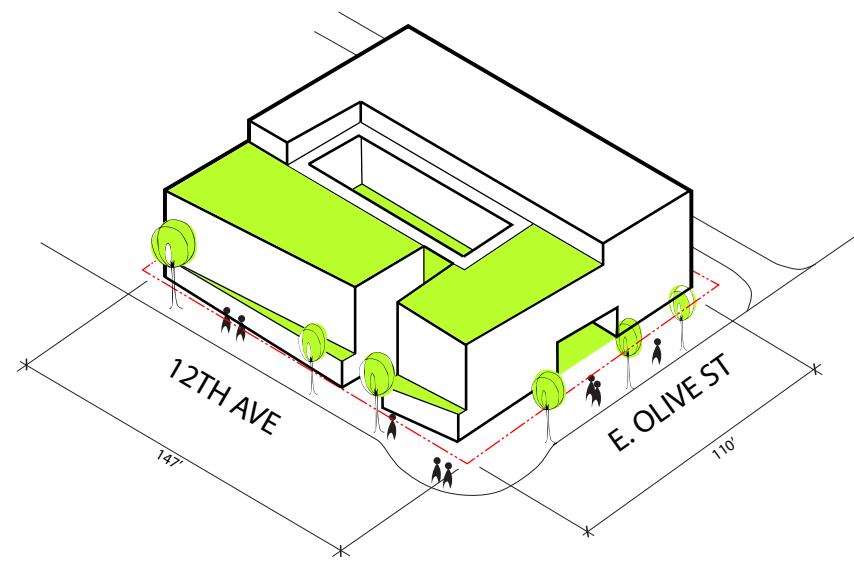


PEDESTRIAN COURTYARD ACCENTED BY CIRCULATION

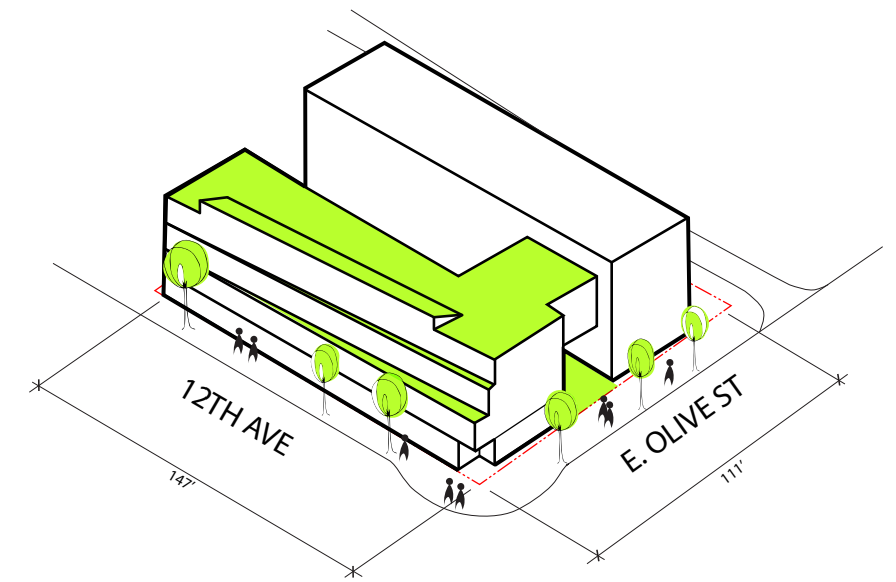
I-SHAPE MASSING OPTION



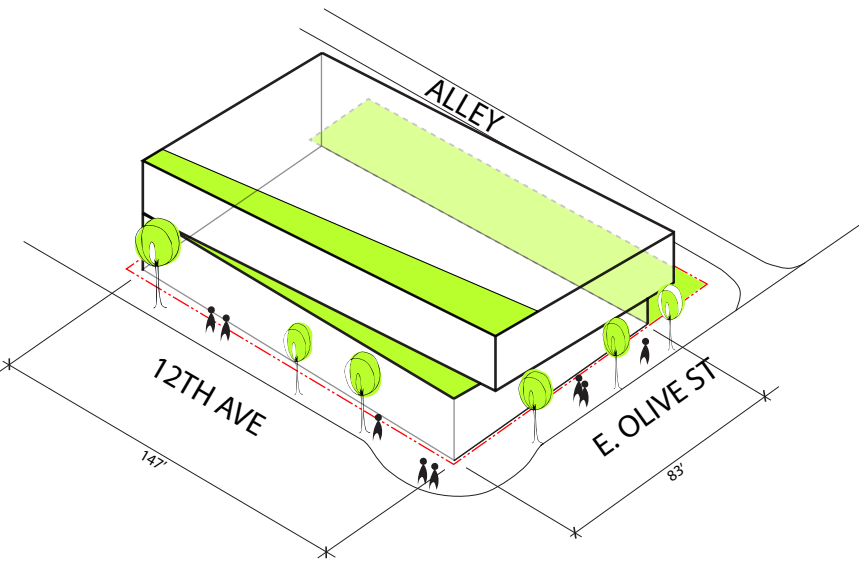
C-SHAPE MASSING OPTION



U-SHAPE MASSING OPTION



I-SHAPE MASSING OPTION



The I-shape massing option provides efficiency of envelope via a double-loaded corridor flanked by long residential units. The I-shape option seeks to maximize developable FAR without departing from code compliancy. In an effort to balance the maximum FAR with the depth of the buildable site footprint, the structure is setback from the alley lot line by 15', creating a buffer from the smaller zoned LR3 adjacent the alley. The commercial base along the street steps back from the property line by 5' as a gesture to encourage business activity to engage the street at the exterior edge. The simple massing pivots on the northwestern corner at level 3 in an effort to comply with the 14' overhead power line setback.

MASSING FIGURES

- 61 units
- 11,500 sf Commercial Space
- 3,100 sf of Residential Amenity Space
- 2,000 sf Rooftop Amenity Space
- No parking
- 50 bike parking spaces within envelope

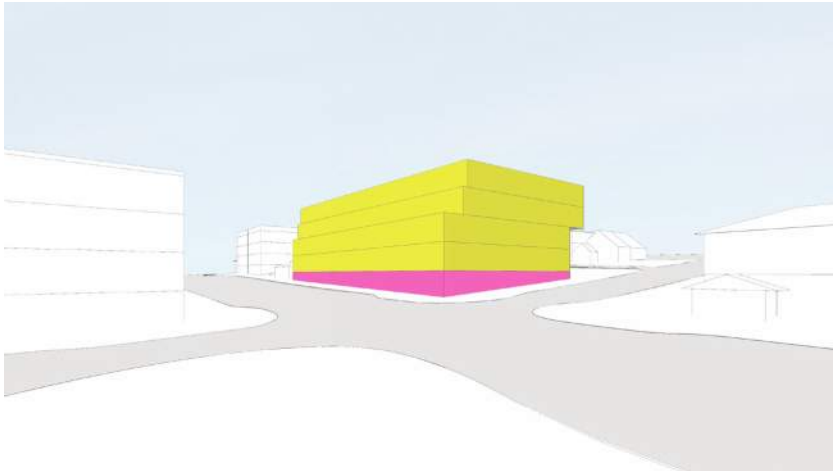
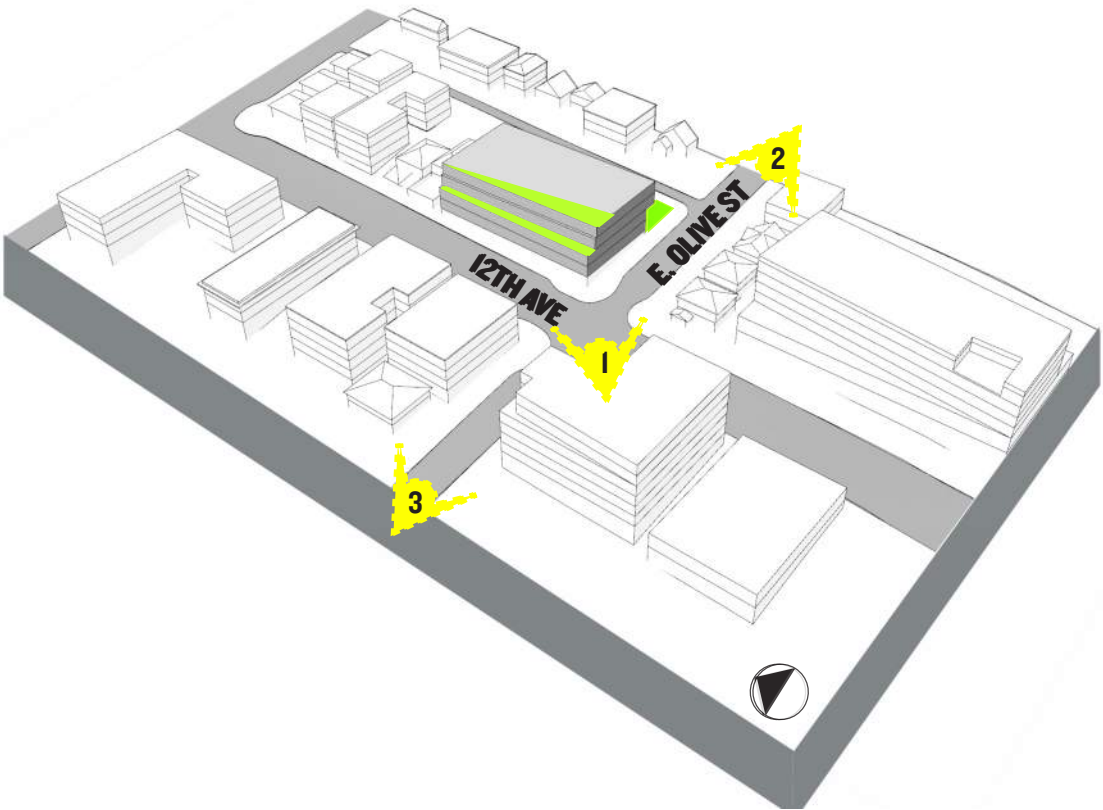
The massing is consolidated while the street facing facade along 12th Ave responds to the power line setback by stepping away from 12th Ave from the top level directly to the ground.

PROS

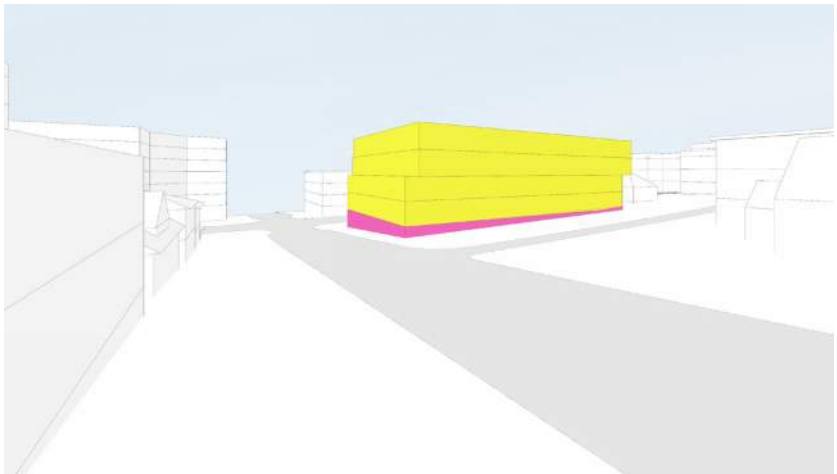
- Open space is allocated along the street edge.
- A more narrow expression in the massing along E. Olive blends with the existing smaller scale structures nearby.
- Additional setback from the alley provides more space for neighbors.
- Shifted massing reflects rhythm of recent adjacent development of 12th Ave Arts to the south.

CONS

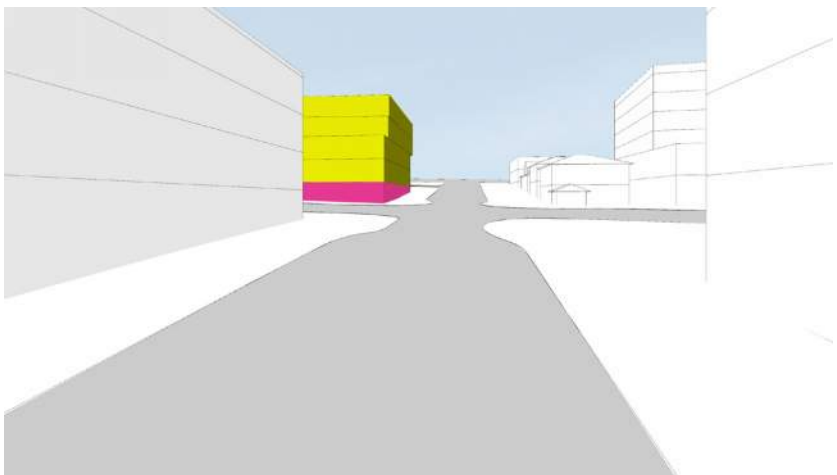
- Massing is double-loaded corridor resulting in the majority of units having access to daylight along one wall.
- Double-loaded corridor creates deep units and hinders daylight penetration and creates dark units that are less unique compared to the apartment stock in Seattle
- Open space at the alley is less desirable.



1. VIEW FROM SOUTHWEST CORNER OF 12TH AVE + E. OLIVE



2. VIEW FROM E. OLIVE LOOKING WEST

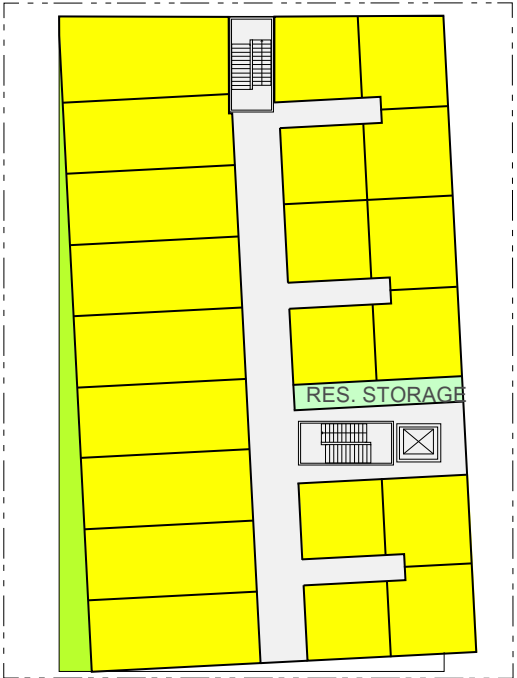


3. VIEW FROM CAL ANDERSON PARK EDGE

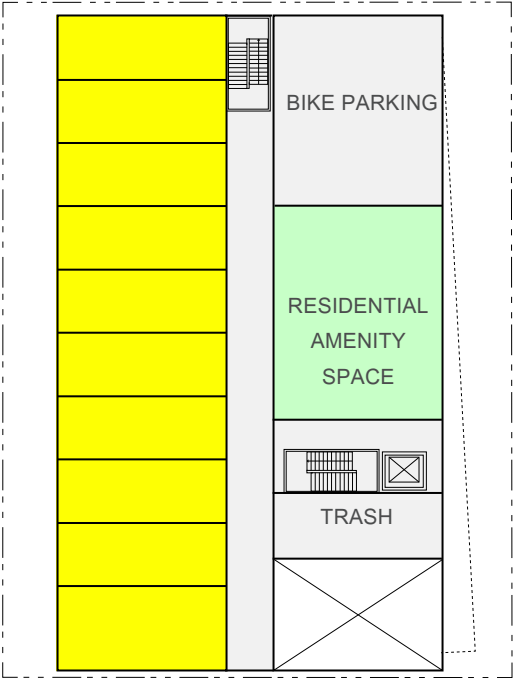
I-SHAPE MASSING OPTION

PROGRAM

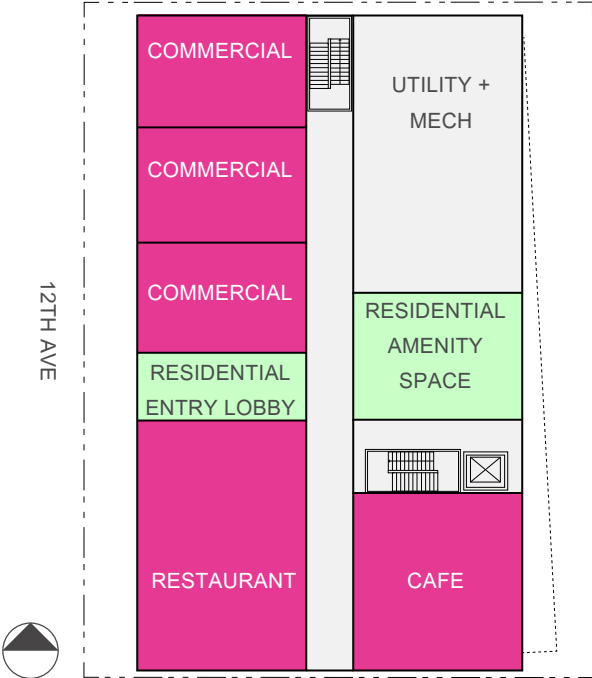
- COMMERCIAL
- RESIDENTIAL
- AMENITY
- EXTERIOR OPEN SPACE
- PARKING
- UTILITY
- CIRCULATION



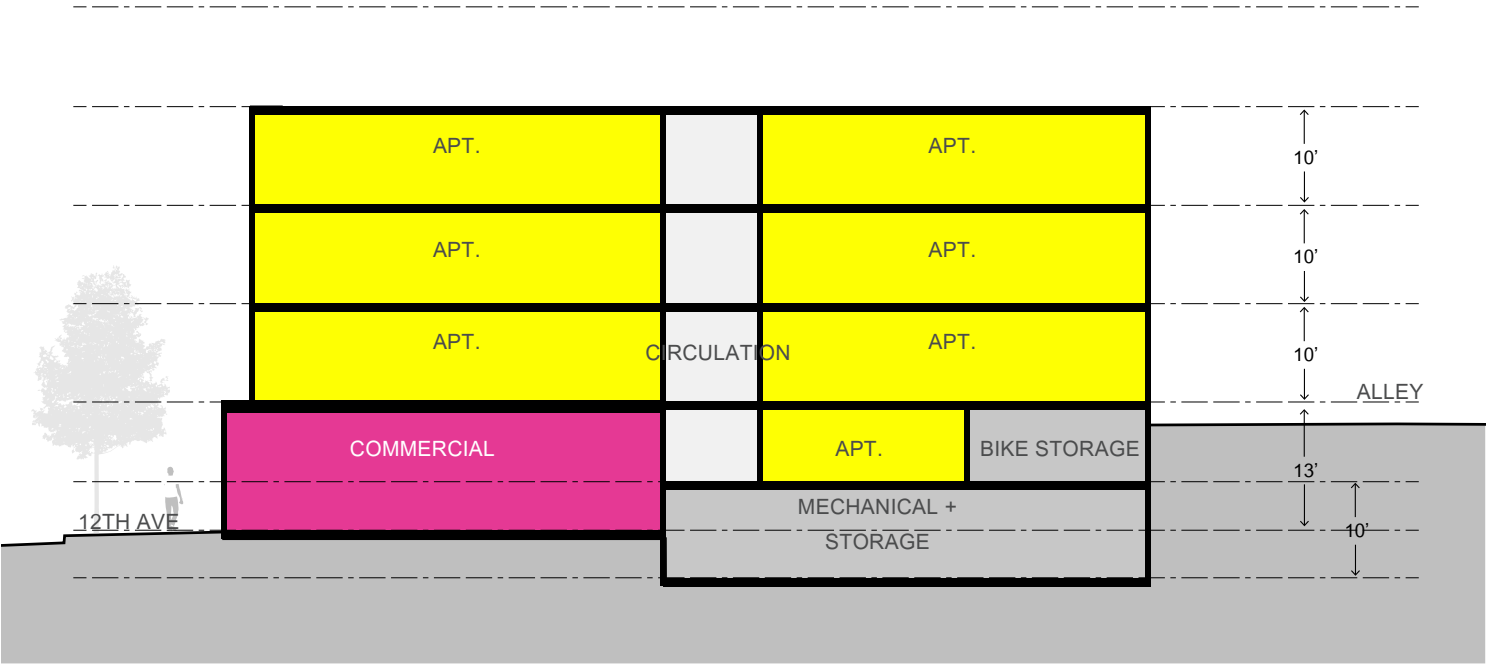
LEVEL 3



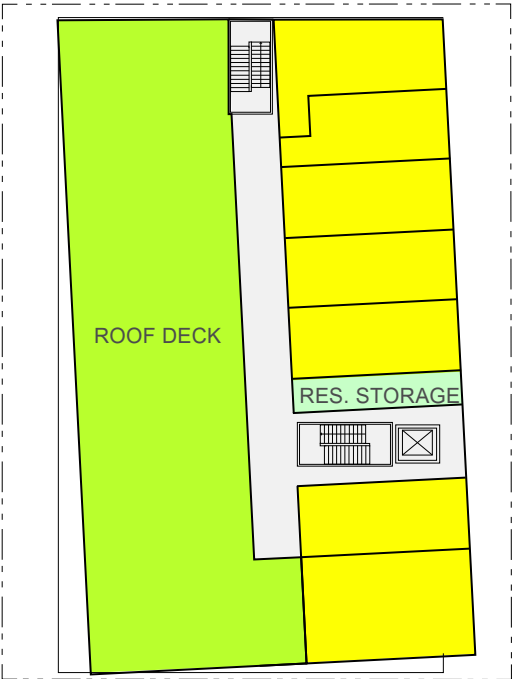
LEVEL 2



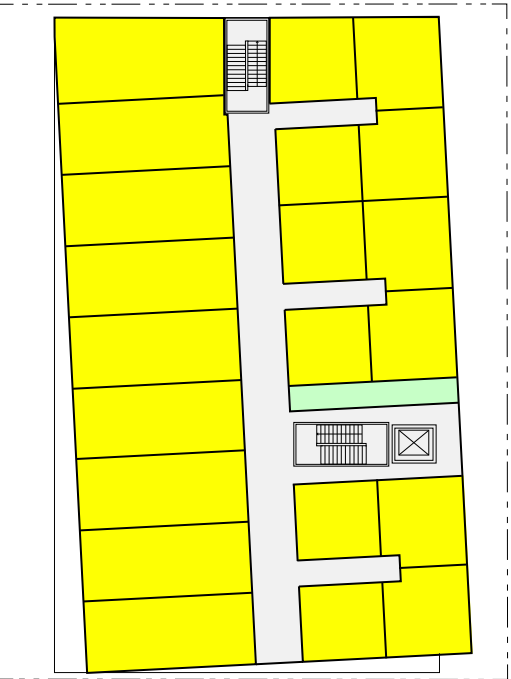
LEVEL 1



SECTION

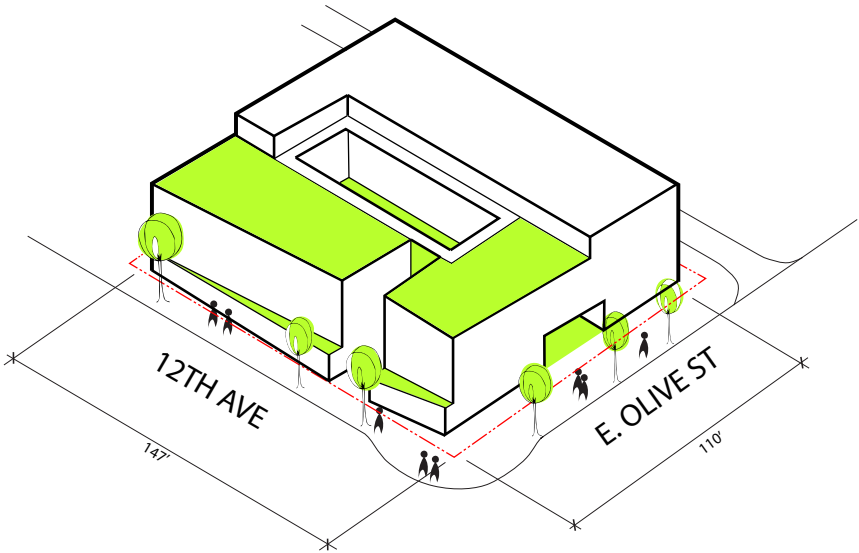


LEVEL 5



LEVEL 4

C-SHAPE MASSING OPTION



The C-shape massing nears maximum FAR potential by distributing left over footprint to the center of the massing to create an open-air courtyard wrapped with exterior circulation to residential units that experience daylight from either two walls or shallow studio units. This creates a large and recognizable residential entrance on 12th Ave, breaking p he overall massing.

MASSING FIGURES

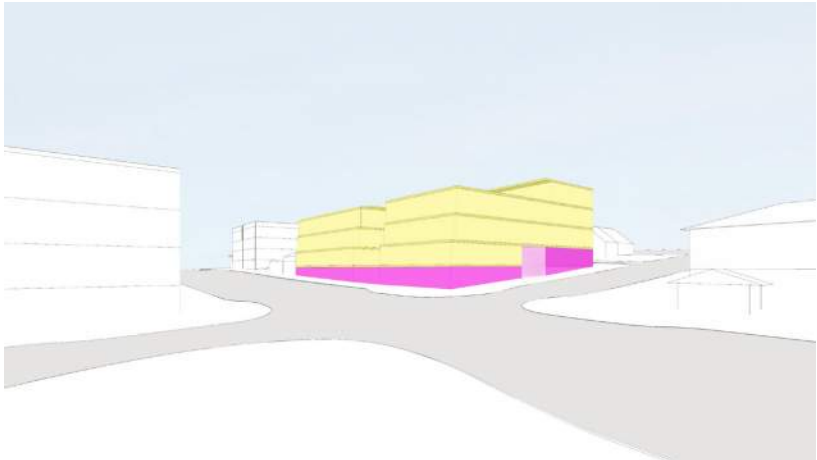
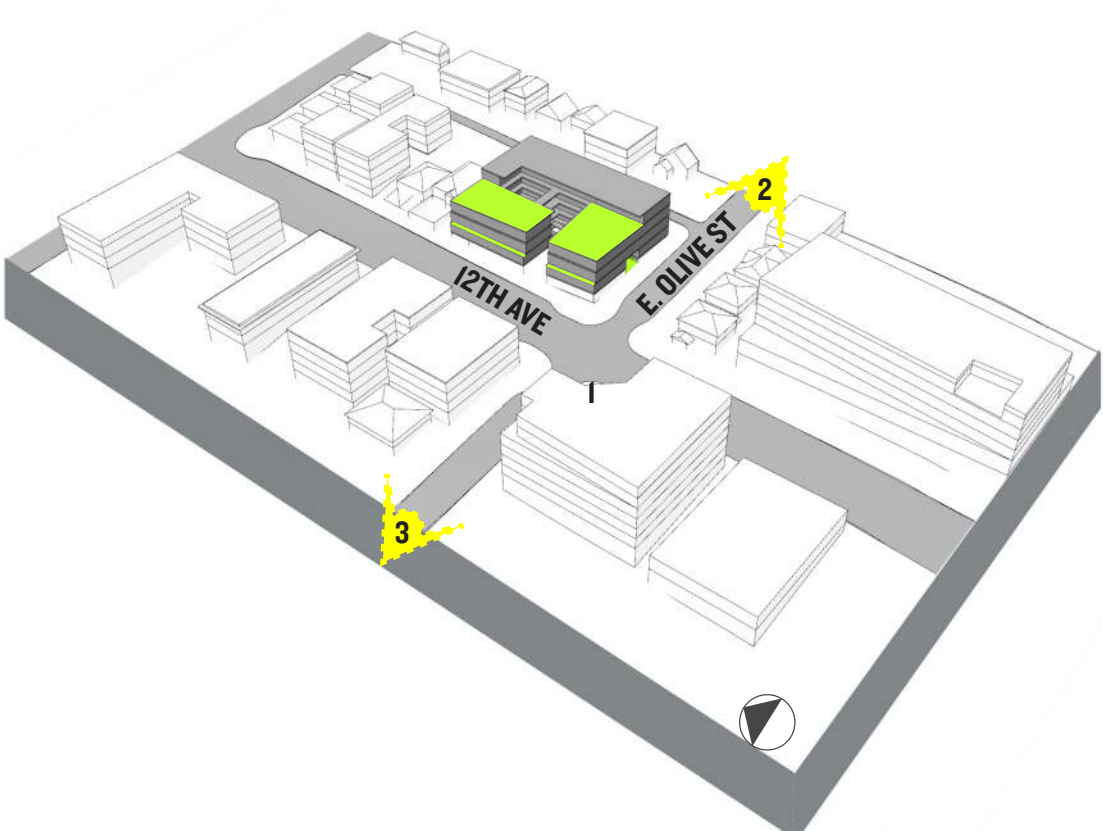
- 59 units
- 8,800 sf Commercial Space
- 2,900 sf of Residential Amenity Space
- 1,900 sf Rooftop Amenity Space
- No parking
- 50 bike parking spaces within envelope

PROS

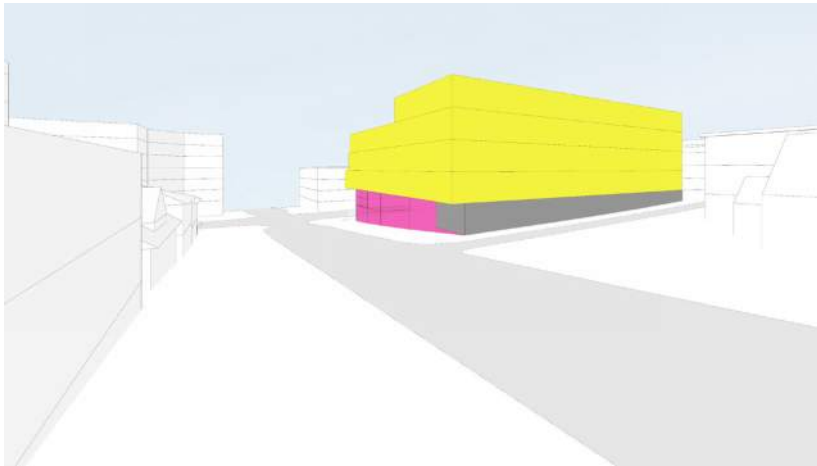
- Neighboring vibrancy and character is carefully considered.
- The building is modulated along 12th Ave in an effort to break up the mass and reflect the smaller adjacent structures.
- A more narrow expression in the massing along E. Olive blends with the existing smaller scale structures nearby.

CONS

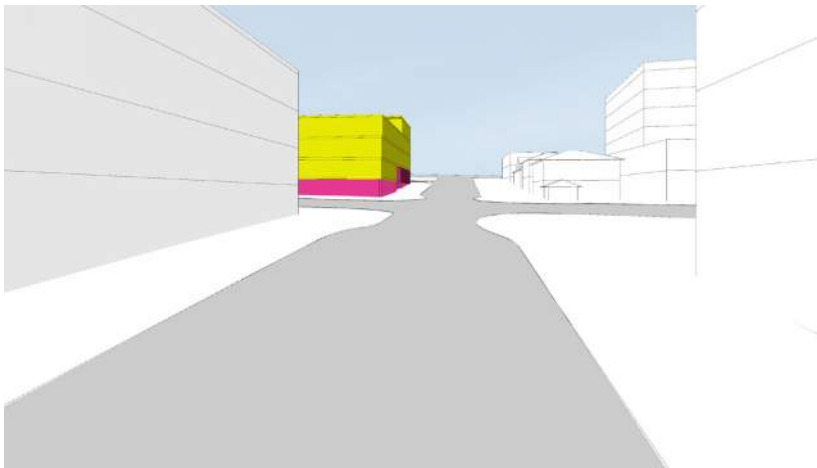
- Less open space than preferred option.
- Smaller courtyard than the preferred option.
- Facade is not modulated along E. Olive Street where the smaller scale zoning transitions.
- More insular building massing, with less response to the north lot.



1. VIEW FROM SOUTHWEST CORNER OF 12TH AVE + E. OLIVE



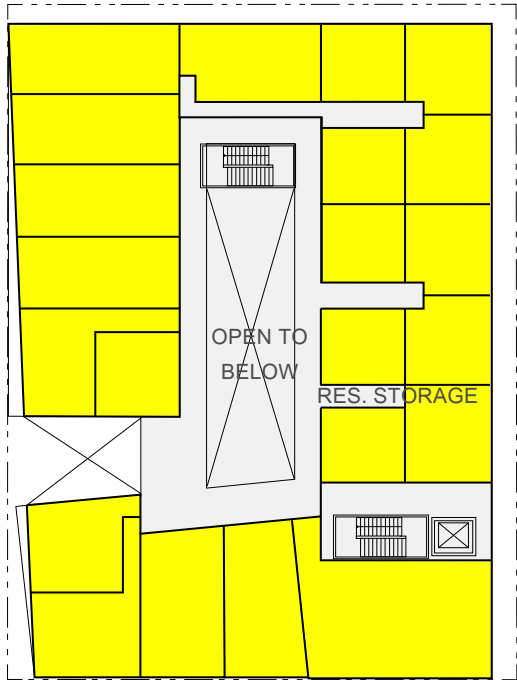
2. VIEW FROM E. OLIVE LOOKING WEST



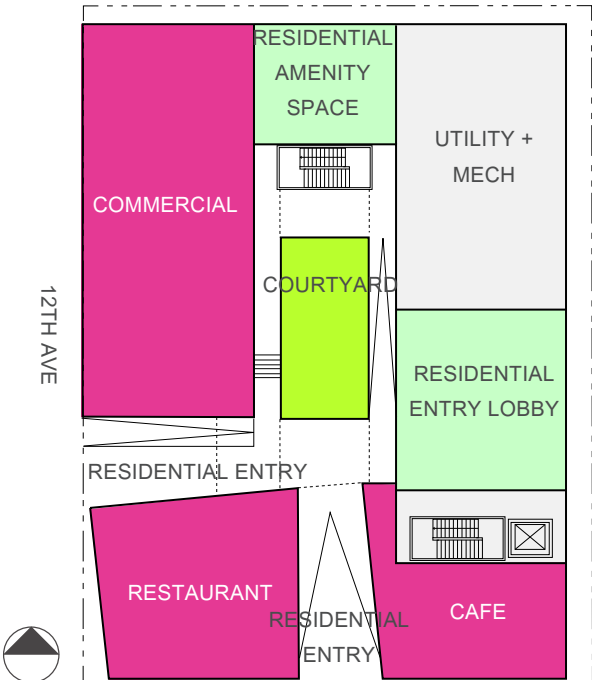
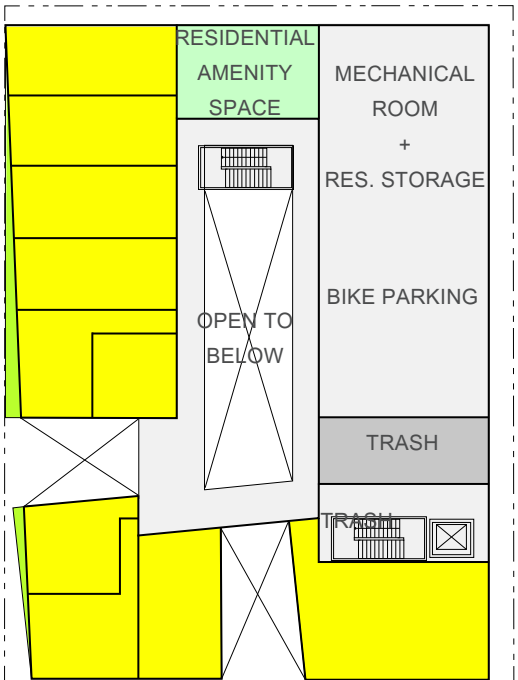
3. VIEW FROM CAL ANDERSON PARK EDGE

C-SHAPE MASSING OPTION

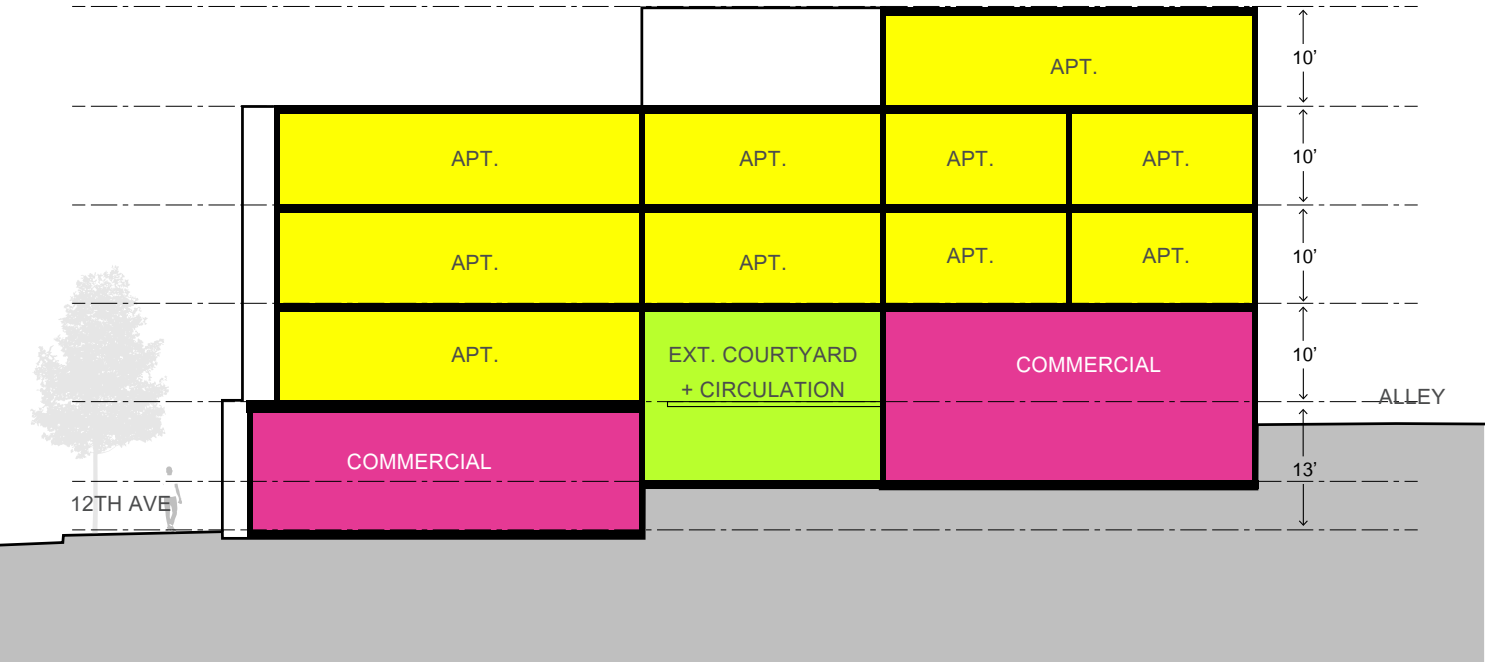
- PROGRAM
- COMMERCIAL
 - RESIDENTIAL
 - AMENITY
 - EXTERIOR OPEN SPACE
 - PARKING
 - UTILITY
 - CIRCULATION



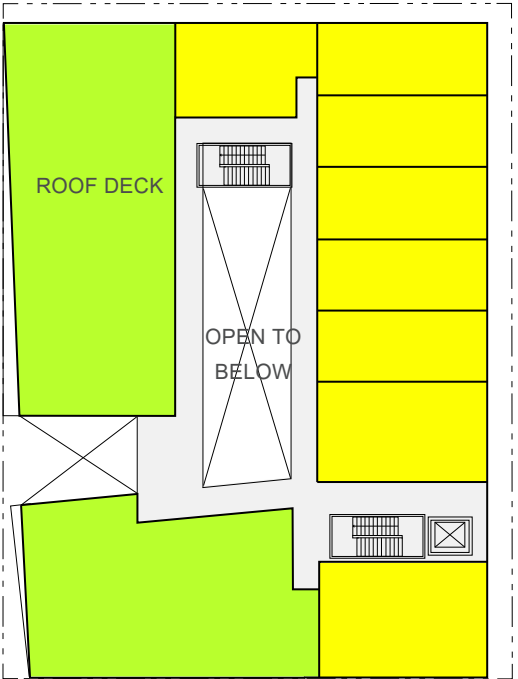
LEVEL 3



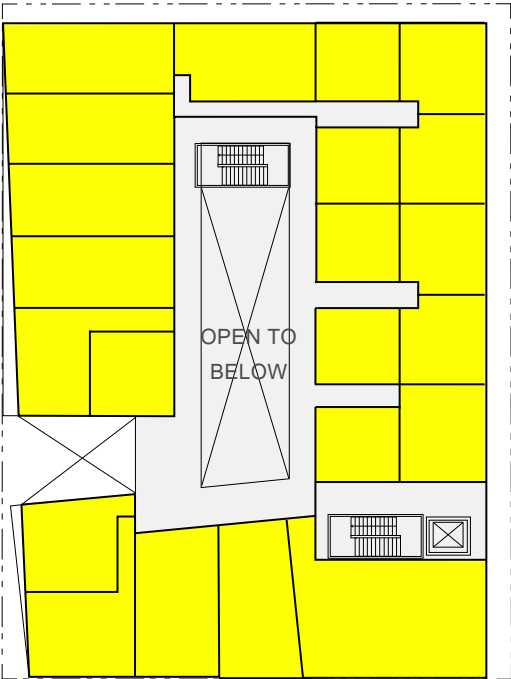
LEVEL 1



SECTION

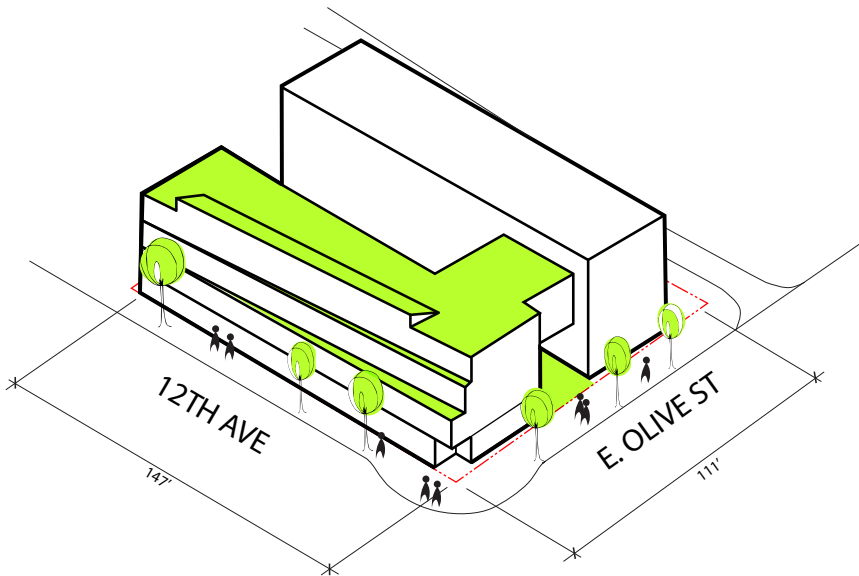


LEVEL 5



LEVEL 4

U-SHAPE MASSING OPTION PREFERRED



The C-shape massing nears maximum FAR potential by distributing left over footprint to the center of the massing to create an open-air courtyard wrapped with exterior circulation to residential units that experience daylight from either two walls or shallow studio units.

The massing keeps a solid edge along the busier 12th Ave, preserving ut fir vibrant retail use that is connected to the street. This will helps to provide a continuous length of pedestrian amenities. It also pulls the residential entrance towards the quieter street and smaller LR zone transition to the east on E. Olive. The residential entrance along E. Olive provides a more pleasant sequence of arrival with views to the planted courtyard beyond a privacy screen.

MASSING FIGURES

- 61 units
- 11,500 sf Commercial Space
- 3,100 sf of Residential Amenity Space
- 1,800 sf Rooftop Amenity Space
- 8 covered but open-air parking spaces
- 61 bike parking spaces within envelope

PROS

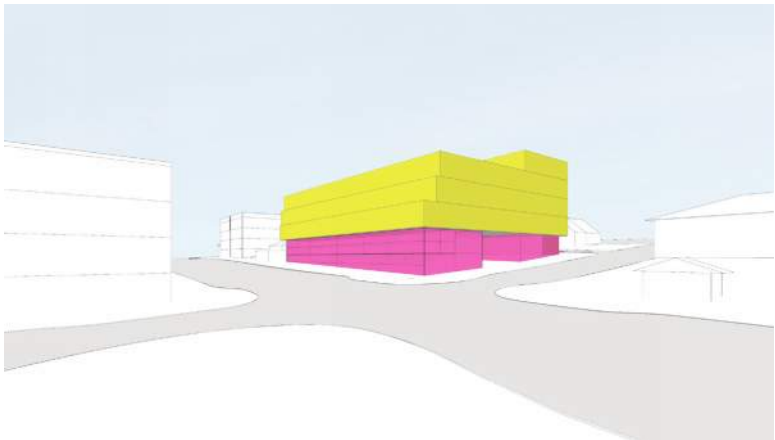
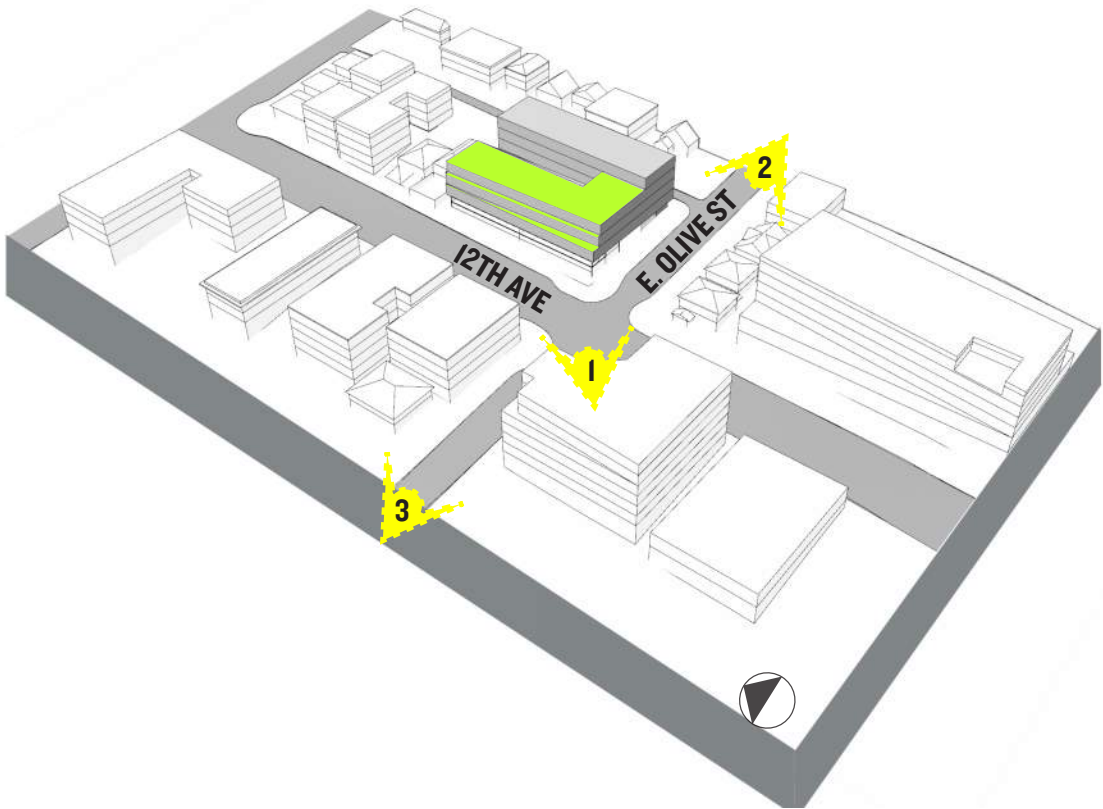
- The switchback circulation provides privacy by moving the circulation away from the window wall's edge.
- The building is horizontally modulated along 12th

Ave in an effort to break up the scale in a response to the LR zoning transition to the east.

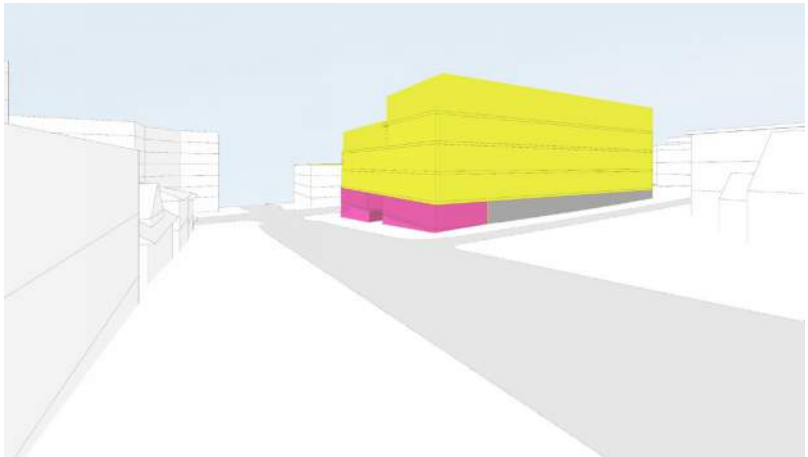
- A more narrow expression in the massing along E. Olive blends with the existing smaller scale structures nearby.
- Additional setback from the alley allows for a more grace transition to the LR zone to the east.
- A large courtyard with more access to see into it from the exterior and shared light with the lot to the north created secure but beautiful access to the building.
- Lots of vegetation at the pedestrian edge and at the terraced horizontals along 12th to the roof deck.
- Courtyard and single-loaded corridor creates livable units with access to daylight and cross ventilation.

CONS

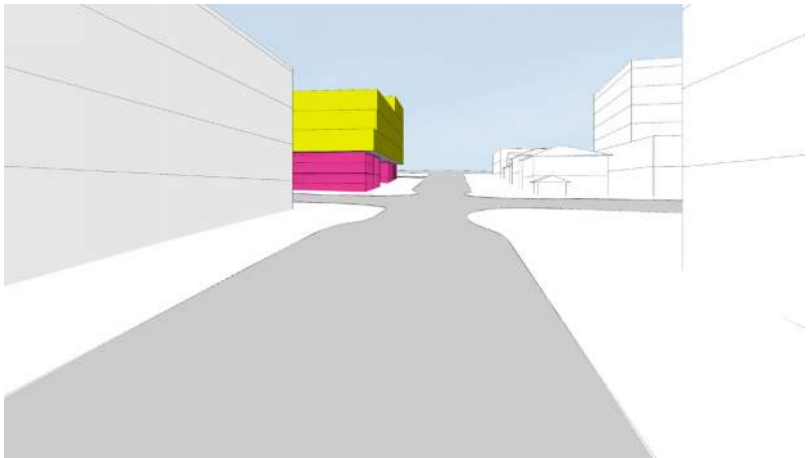
- Residential entry is less noticeable from 12th Ave.
- Courtyard ground level us only for visual delight and not accessible by people.



1. VIEW FROM SOUTHWEST CORNER OF 12TH AVE + E. OLIVE



2. VIEW FROM E. OLIVE LOOKING WEST

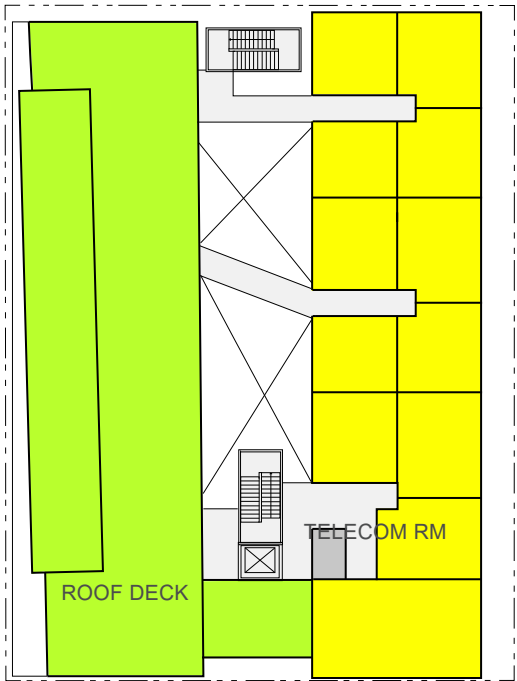
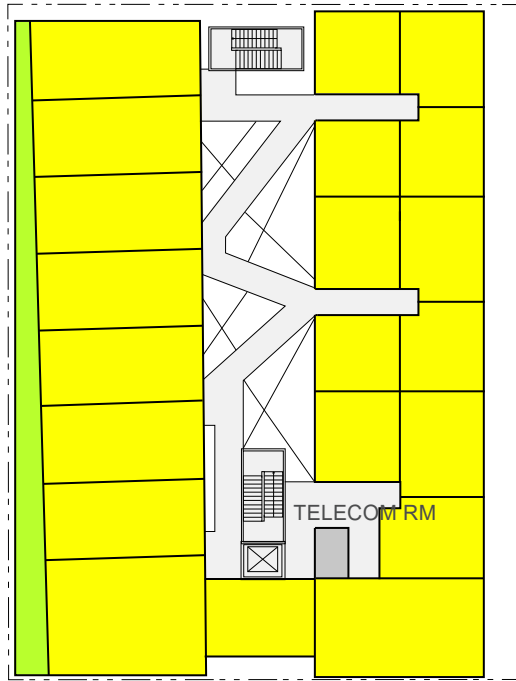
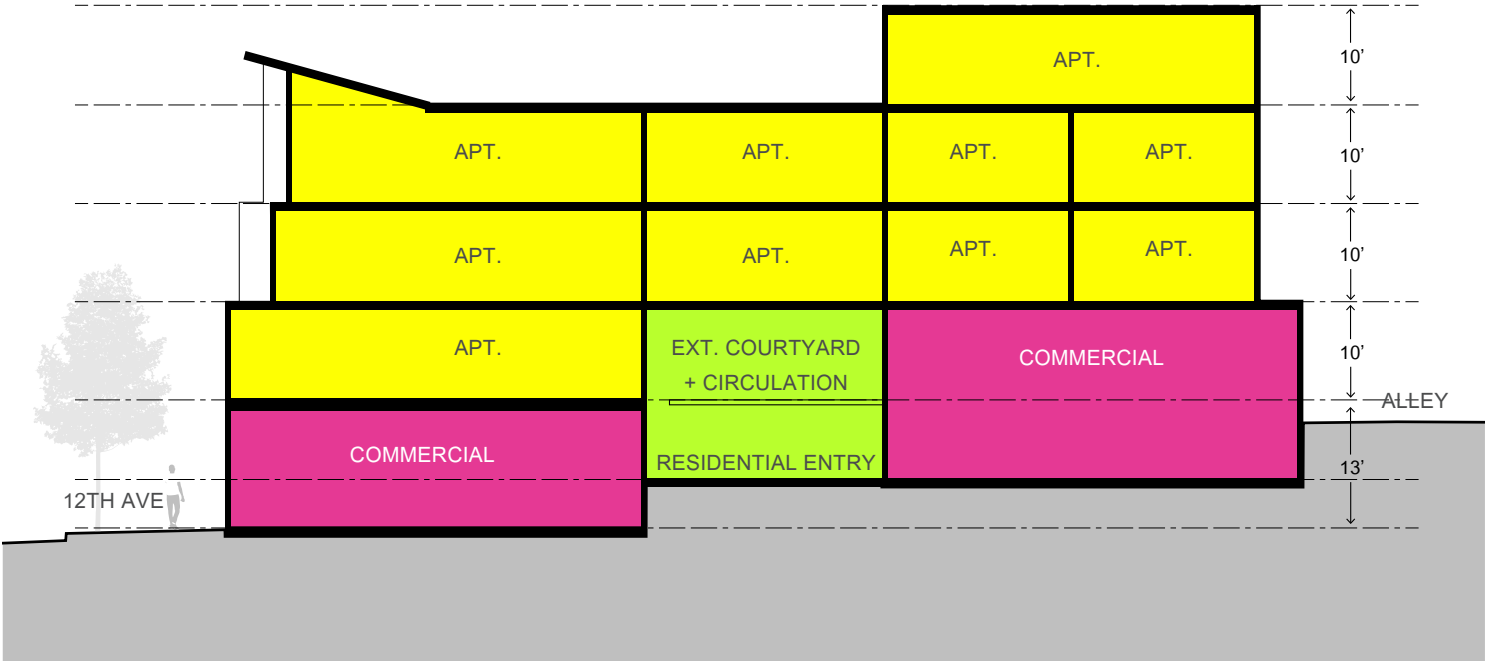
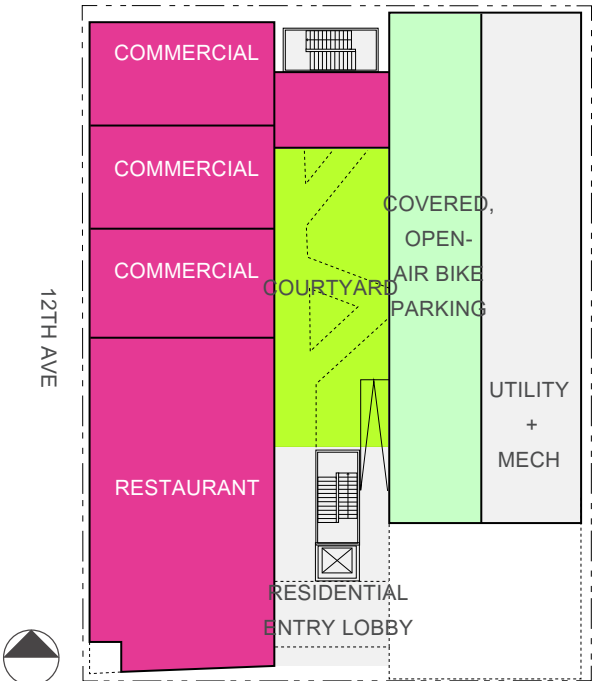
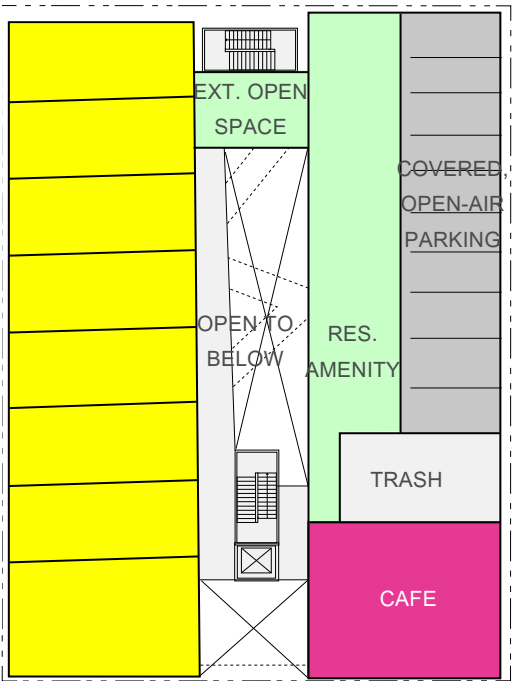
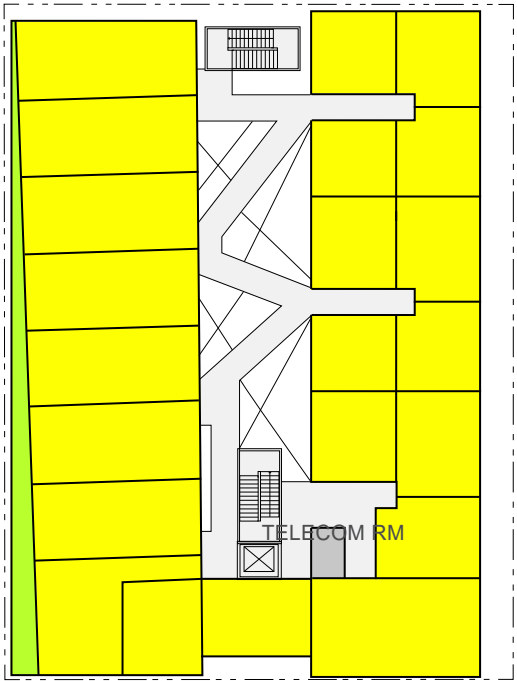


3. VIEW FROM CAL ANDERSON PARK EDGE

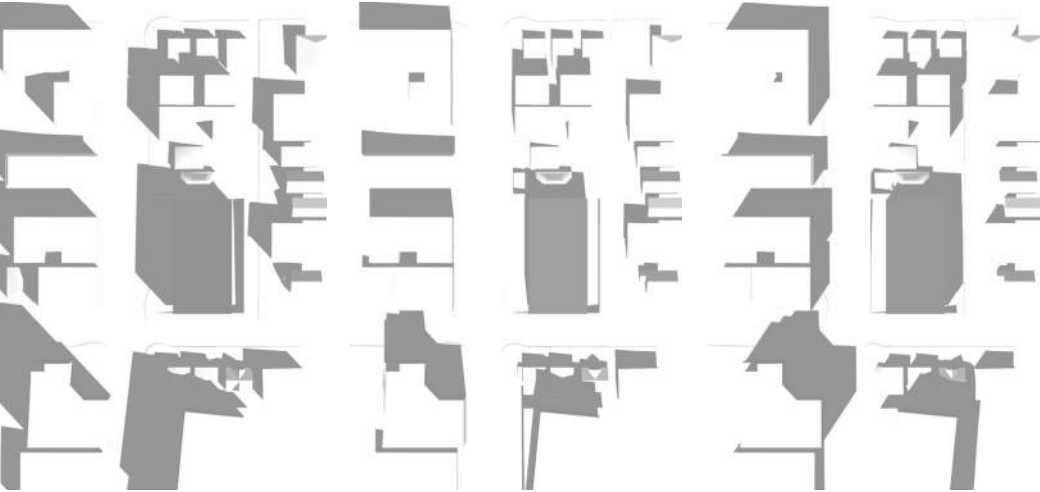
U-SHAPE MASSING OPTION PREFERRED

PROGRAM

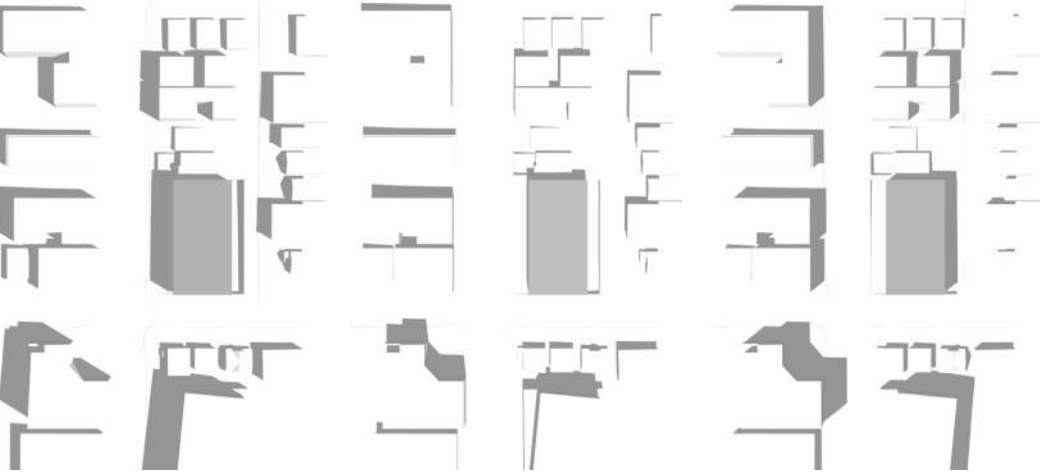
- COMMERCIAL
- RESIDENTIAL
- AMENITY
- EXTERIOR OPEN SPACE
- PARKING
- UTILITY
- CIRCULATION



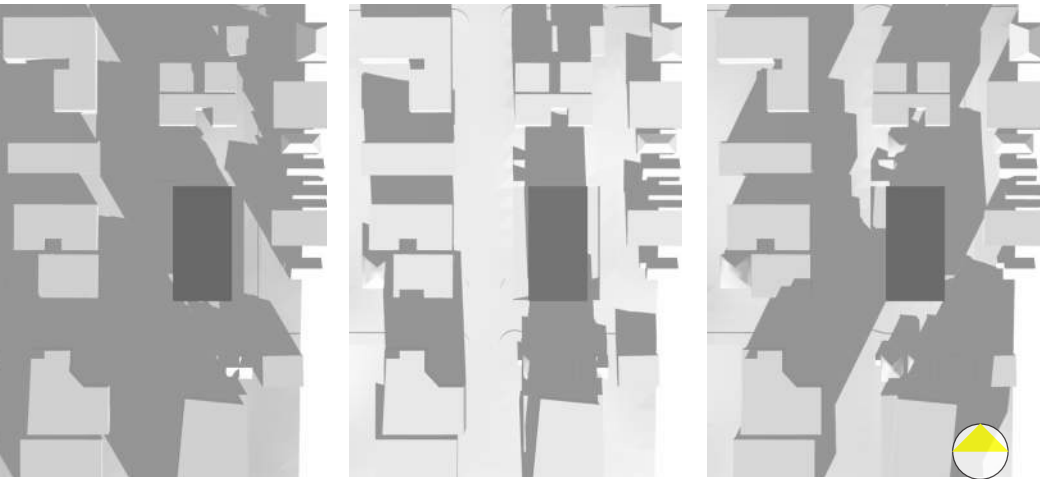
SUN + SHADE STUDIES



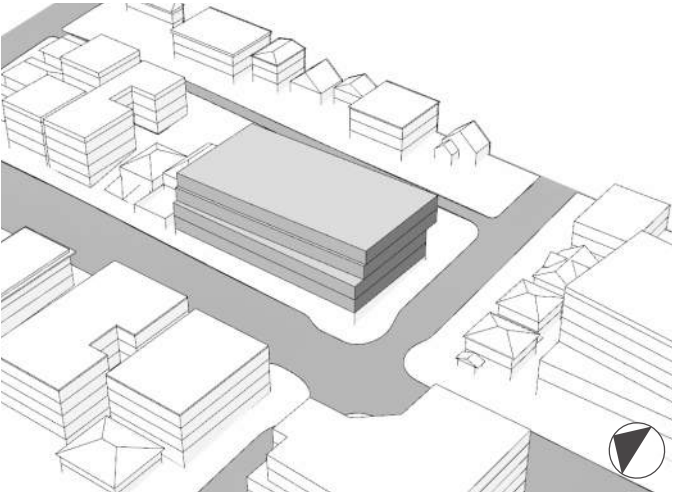
SEPT/MARCH 21, 10 AM SEPT/MARCH 21, NOON SEPT/MARCH 21, 2PM



JUNE 21, 10 AM JUNE 21, NOON JUNE 21, 2PM

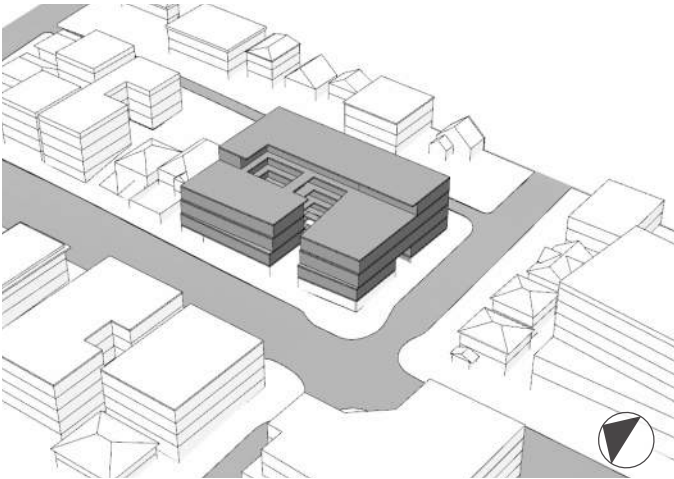


DECEMBER 21, 10 AM DECEMBER 21, NOON DECEMBER 21, 2PM

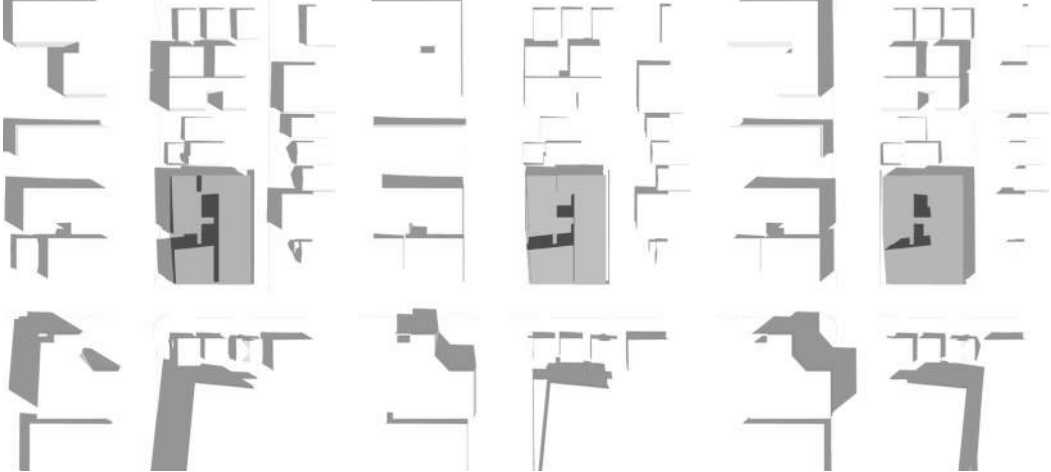


I-SHAPE MASSING OPTION

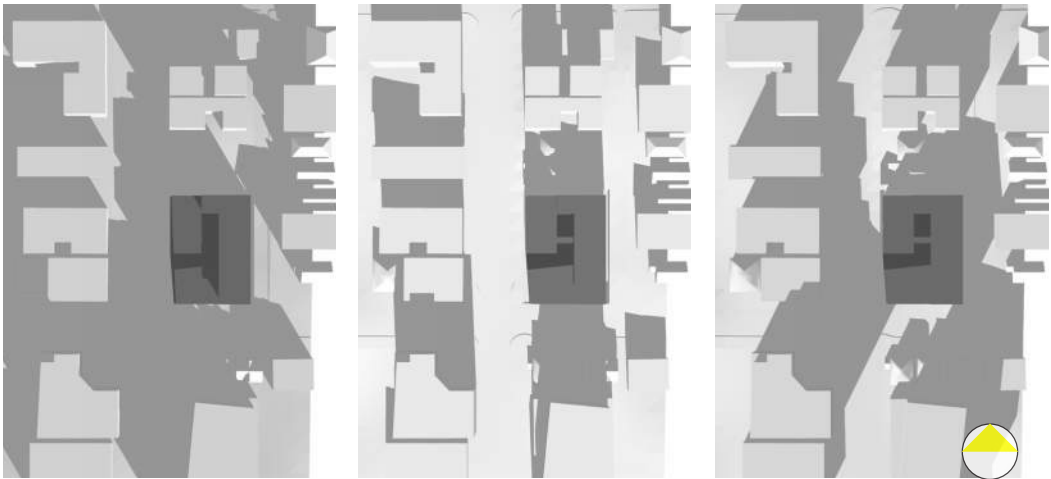
C-SHAPE MASSING OPTION



SEPT/MARCH 21, 10 AM SEPT/MARCH 21, NOON SEPT/MARCH 21, 2PM



JUNE 21, 10 AM JUNE 21, NOON JUNE 21, 2PM



DECEMBER 21, 10 AM DECEMBER 21, NOON DECEMBER 21, 2PM

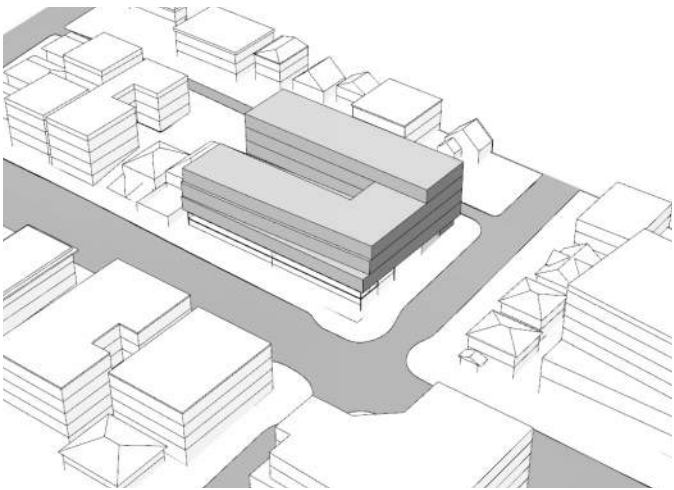
SUN + SHADE STUDIES



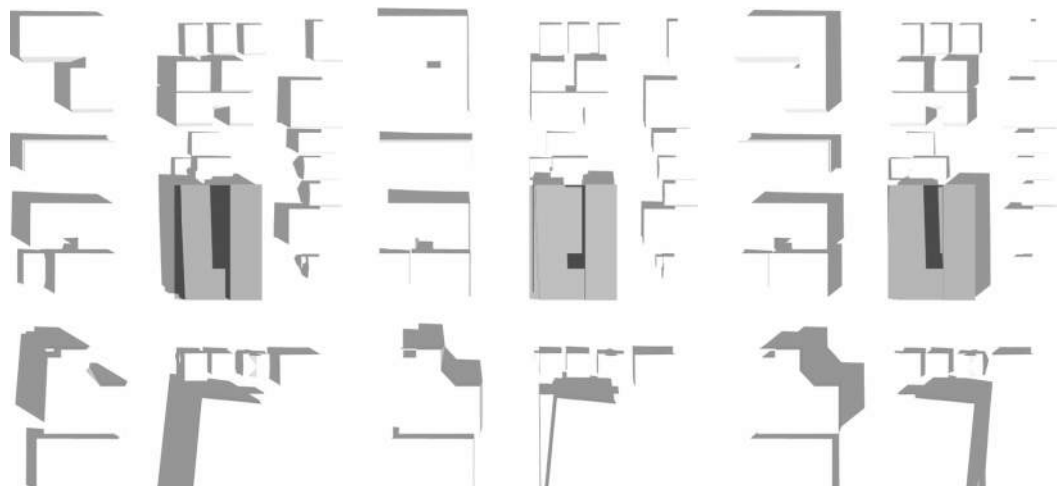
SEPT/MARCH 21, 10 AM

SEPT/MARCH 21, NOON

SEPT/MARCH 21, 2PM



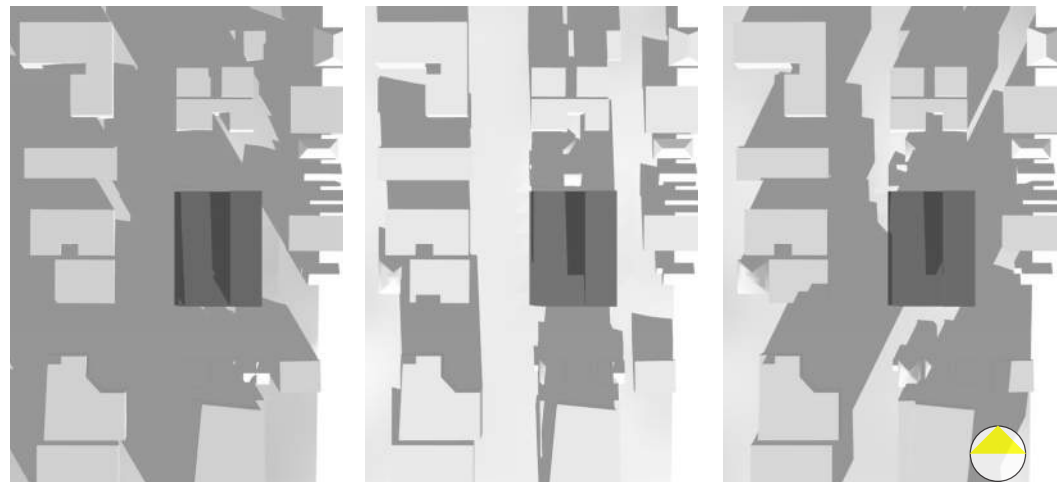
U-SHAPE MASSING OPTION



JUNE 21, 10 AM

JUNE 21, NOON

JUNE 21, 2PM

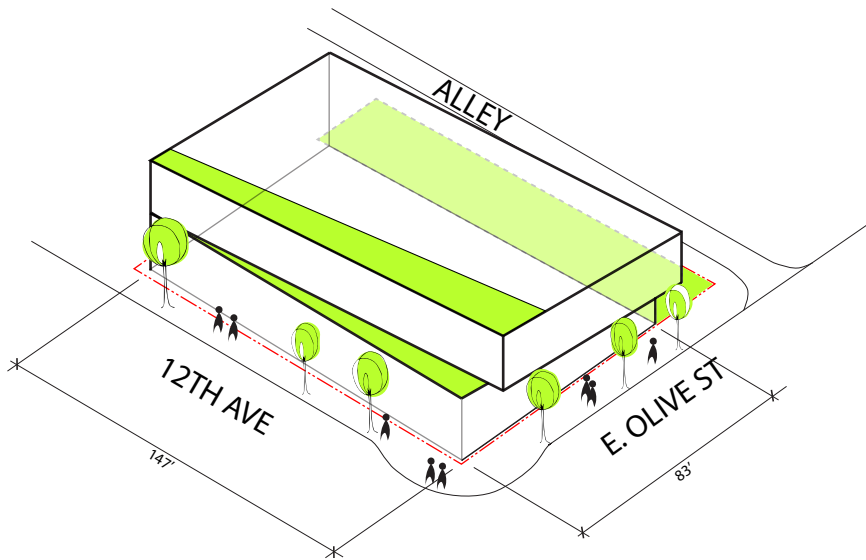


DECEMBER 21, 10 AM

DECEMBER 21, NOON

DECEMBER 21, 2PM

I-SHAPE MASSING OPTION

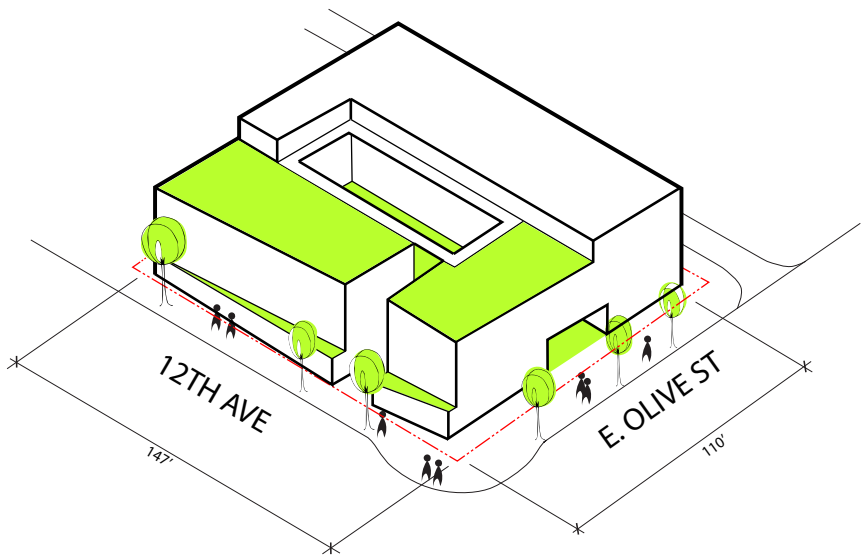


RESIDENTIAL
Maximizes FAR. The massing is consolidated while the street facing facade along 12th Ave responds to the powerline setback by stepping away from 12th Ave from the top level directly to the ground.

- PROS**
- Open space is allocated along the street edge.
 - A more narrow expression in the massing along E. Olive blends with the existing smaller scale structures nearby.
 - Additional setback from the alley provides more space for neighbors.
 - Shifted massing reflects rhythm of recent adjacent development of 12th Ave Arts to the south.

- CONS**
- Massing is double-loaded corridor resulting in the majority of units having access to daylight along one wall.
 - Double-loaded corridor creates deep units and

C-SHAPE MASSING OPTION

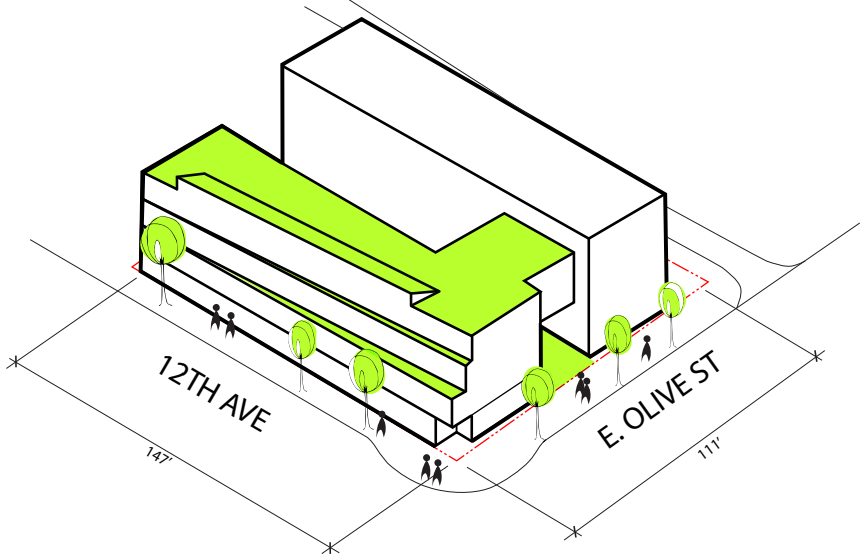


RESIDENTIAL
The massing creates a courtyard scheme with a prominent entrance on 12th Ave.

- PROS**
- Neighboring vibrancy and character is carefully considered.
 - The building is modulated along 12th Ave in an effort to break up the mass and reflect the smaller adjacent structures.
 - A more narrow expression in the massing along E. Olive blends with the existing smaller scale structures nearby.

- CONS**
- Less open space than preferred option.
 - Smaller courtyard than the preferred option.
 - Facade is not modulated along E. Olive Street where the smaller scale zoning transitions.
 - More insular building massing, with less response to the north lot.

U-SHAPE MASSING OPTION PREFERRED



RESIDENTIAL
A continuous public retail and pedestrian-friendly edge is created along 12th Ave paired with a smaller scale residential entrance along E. Olive St. The massing creates a generous and verdant courtyard.

- PROS**
- The switchback circulation provides privacy by moving the circulation away from the window wall's edge.
 - The building is horizontally modulated along 12th Ave in an effort to break up the scale in a response to the LR zoning transition to the east.
 - A more narrow expression in the massing along E. Olive blends with the existing smaller scale structures nearby.
 - Additional setback from the alley allows for a more grace transition to the LR zone to the east.
 - A large courtyard with more access to see into it from the exterior and shared light with the lot to the north created secure but beautiful access to the building.
 - Lots of vegetation at the pedestrian edge and at the terraced horizontals along 12th to the roof deck.
 - Courtyard and single-loaded corridor creates livable units with access to daylight and cross ventilation.

- CONS**
- Residential entry is less noticeable from 12th Ave.
 - Courtyard ground level us only for visual delight and not accessible by people.

U-SHAPE MASSING SKETCH RENDER AT THE CORNER OF 12TH + E. OLIVE



PRECEDENTS



MATERIAL AND DEPTH



MATERIAL TREATMENT AT THE STREET
LEVEL, DEPTH AT FACADE



SOLAR SCREENING AND FACADE TEXTURE



COURTYARD TEXTURE



MOST IMPACT AT THE GROUND
LEVEL: TEXTURALLY RICH
AT THE GROUND PLANE AND
WALLS



VEGETATION



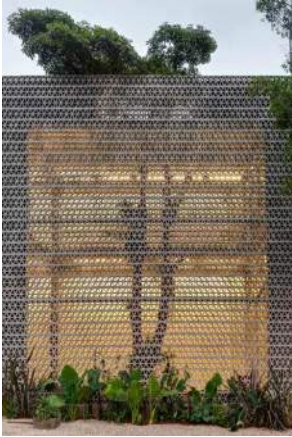
DEPTH THROUGH
MATERIALITY



VEGETATION AS A MATERIAL AND THEME



LAYERED FACADE CREATES DEPTH



SCREEN



SCREEN AND VEGETATION AS BUILDING MATERIAL

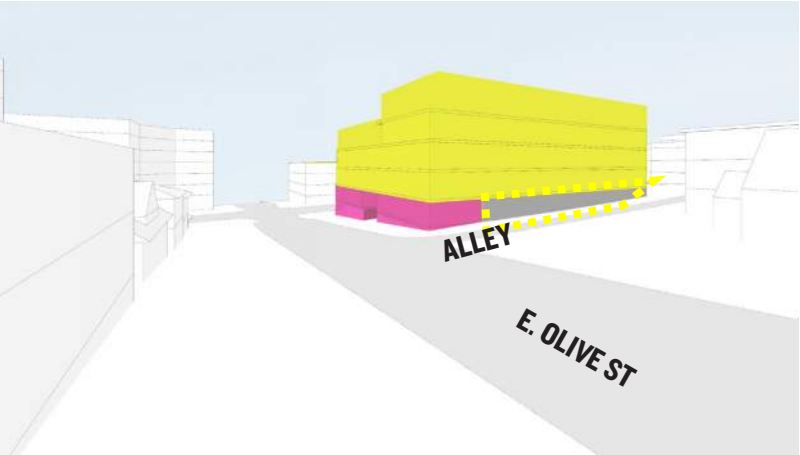


COURTYARD AS LUSH GARDEN

POTENTIAL DEPARTURES

PARKING SCREENING AT ALLEY: SMC 23.45.536.3.D

The neighboring LR3 parcel to the east across the alley, is elevated several feet above the alley, in effect screening the parking spaces proposed along the alley in the subject parcel. Screening these parking spaces further would preclude access from the alley and result in the addition of a drive aisle within the property limits, thereby pushing the east bar closer to the west, reducing critical width in the planted courtyard, the defining space of the project.

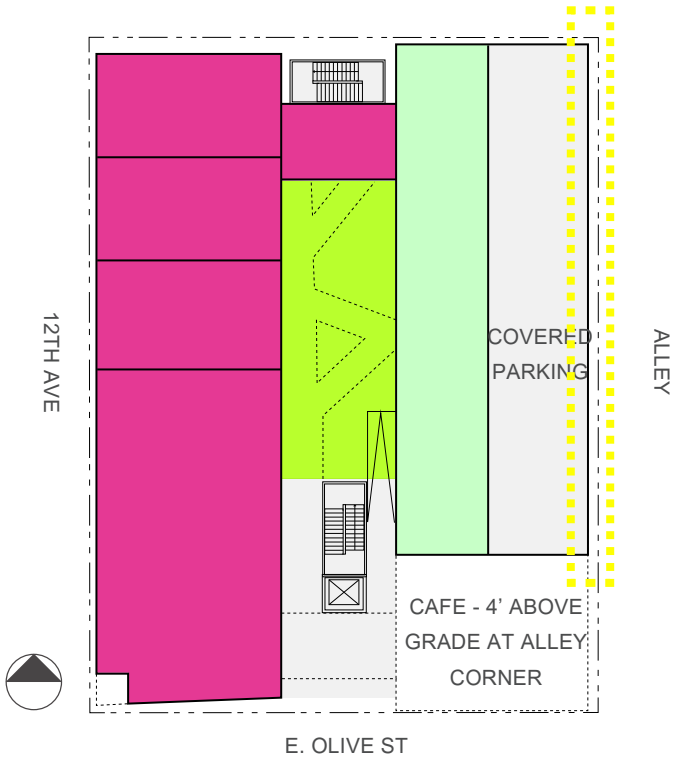


Dashed area indicates proposed covered parking without screening.

VIEW FROM E. OLIVE LOOKING WEST

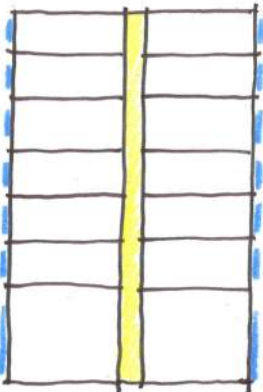


SECTION

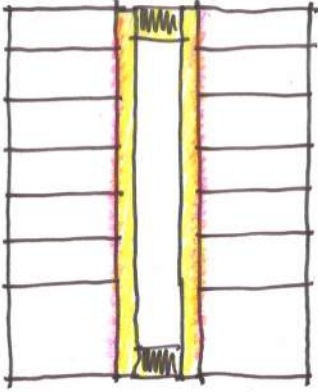


LEVEL I

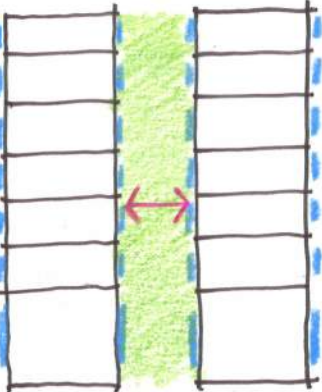
ARCHITECTURAL CONCEPT: SKETCHES



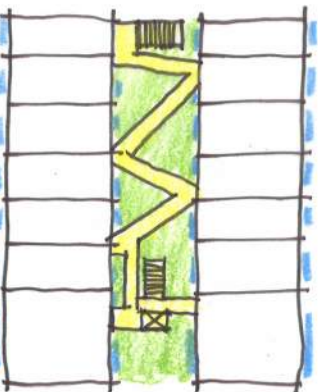
TYPICAL DOUBLE-LOADED



TYPICAL EXTERIOR CIRCULATION

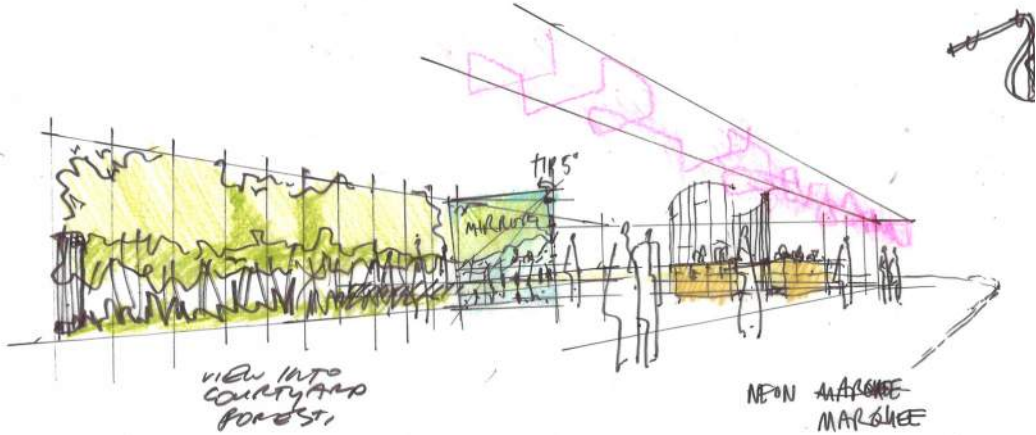


SINGLE-LOADED COURTYARD



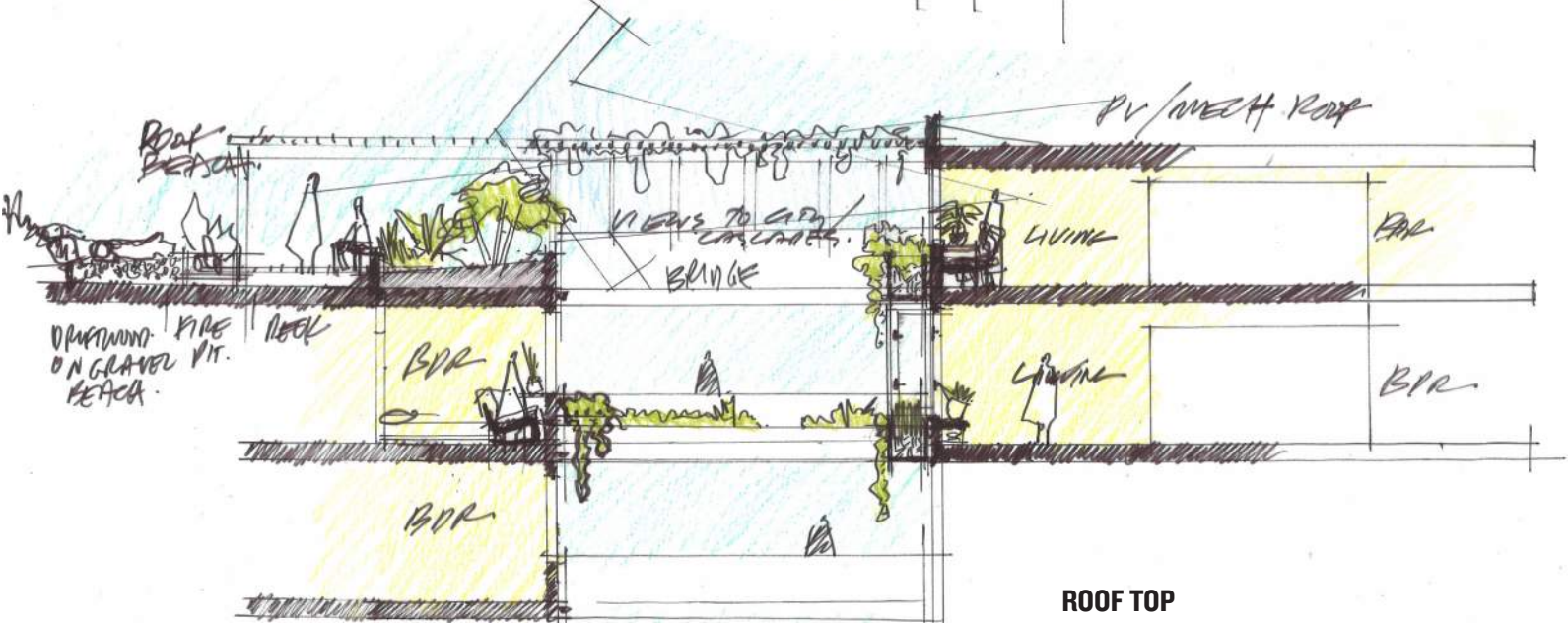
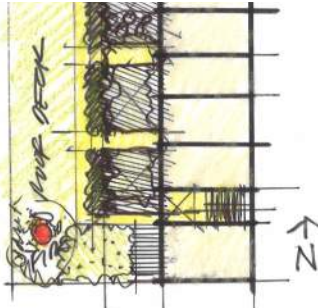
SHARED EXPERIENTIAL CIRCULATION

MASSING CONCEPT



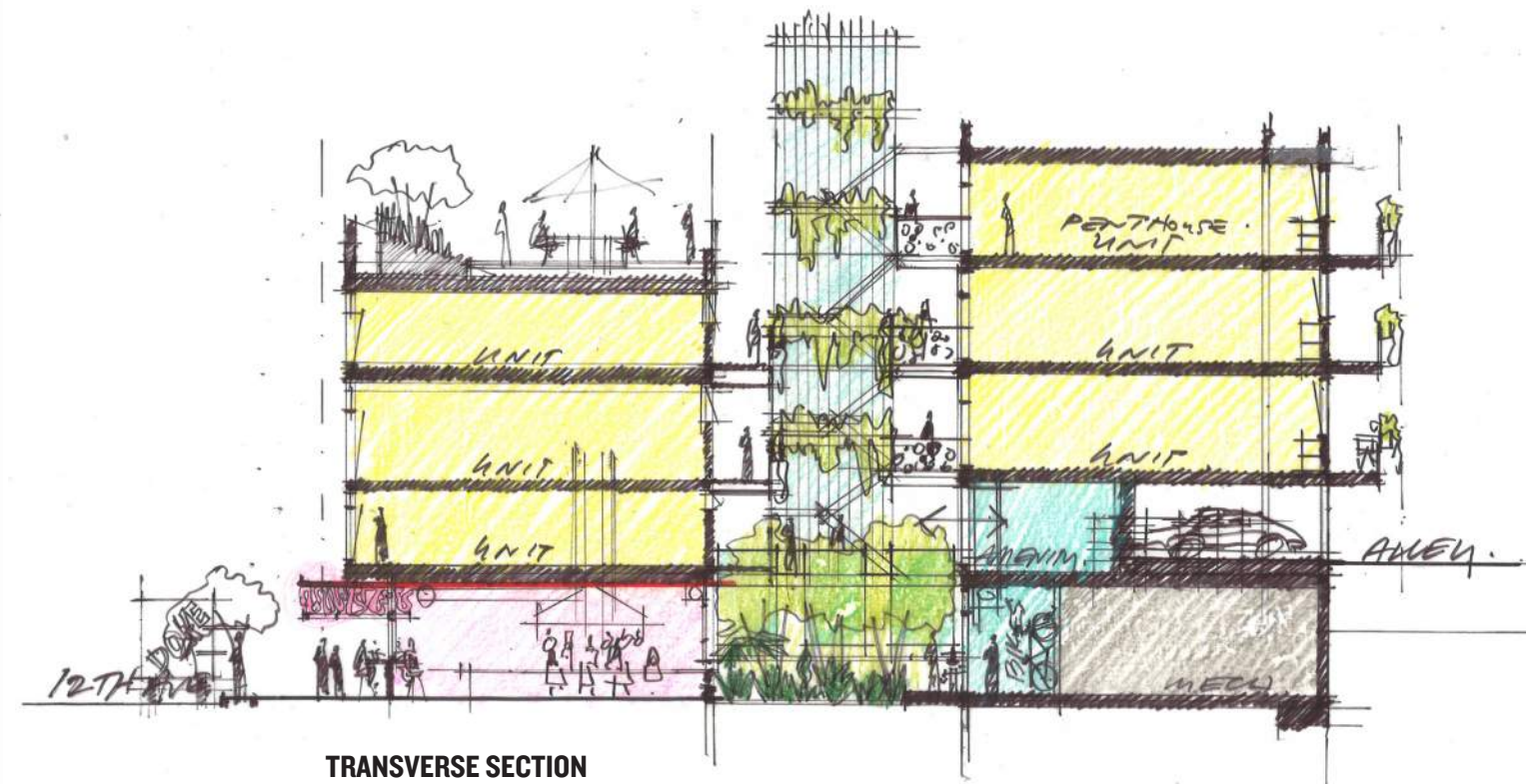
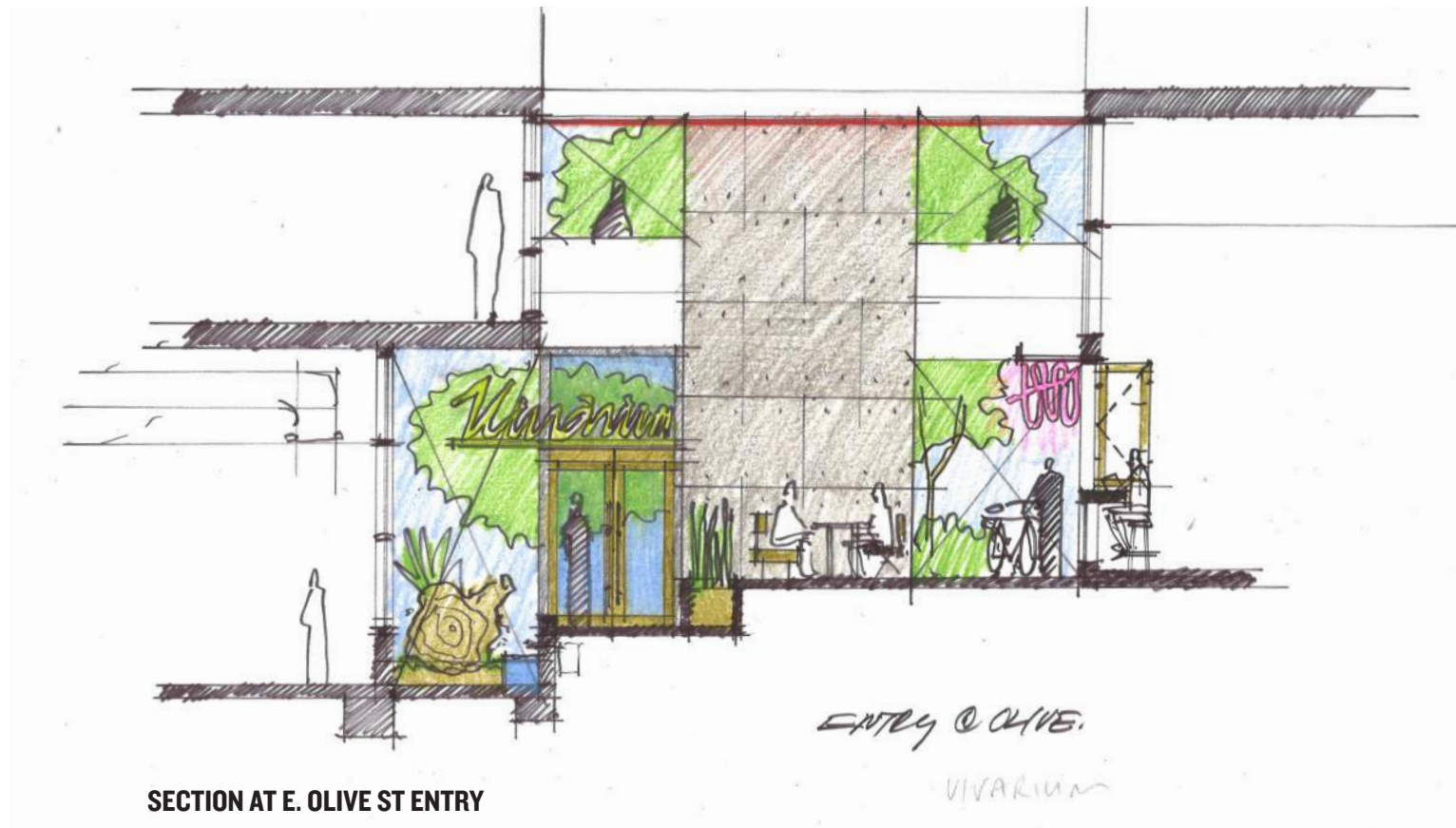
SIDEWALK EXPERIENCE
CONCEPT - VIEW THROUGH THE
RETAIL TO THE COURTYARD
BEYOND

CANOPY @
WALKWAY
OVERHEAD PROTECTED
TO EACH UNIT.

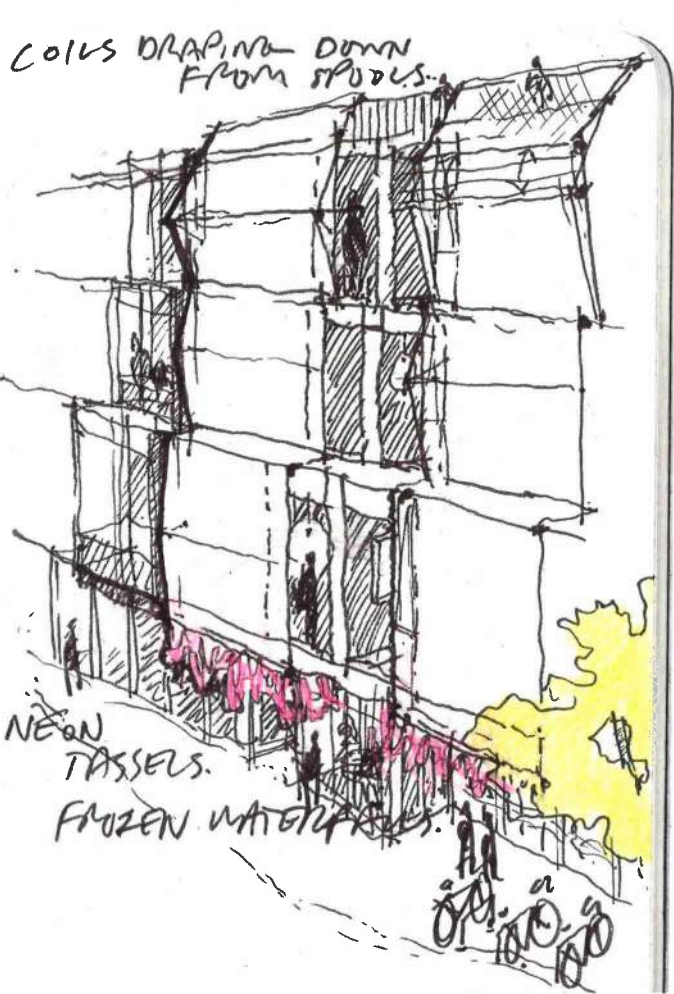


ROOF TOP
GARDEN + EXPERIENCE

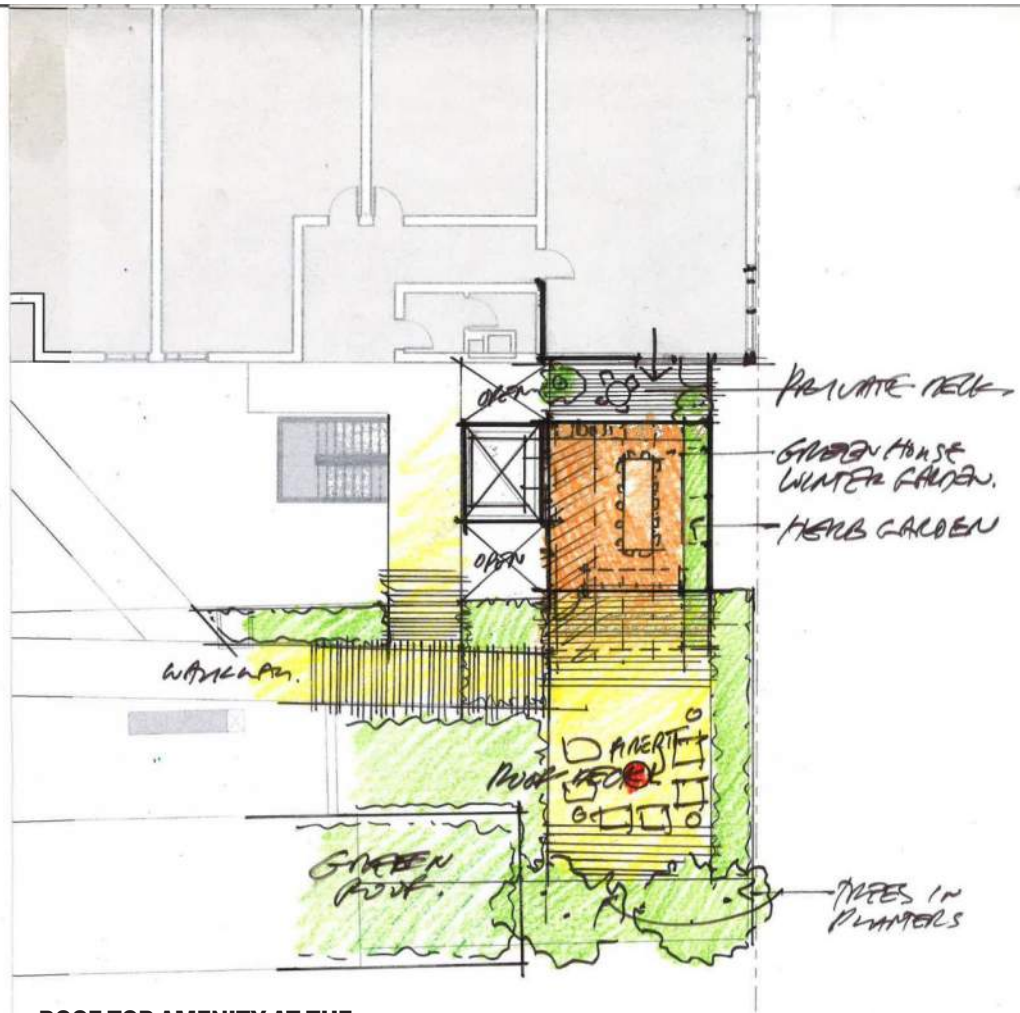
ARCHITECTURAL CONCEPT: SKETCHES



ARCHITECTURAL CONCEPT: SKETCHES



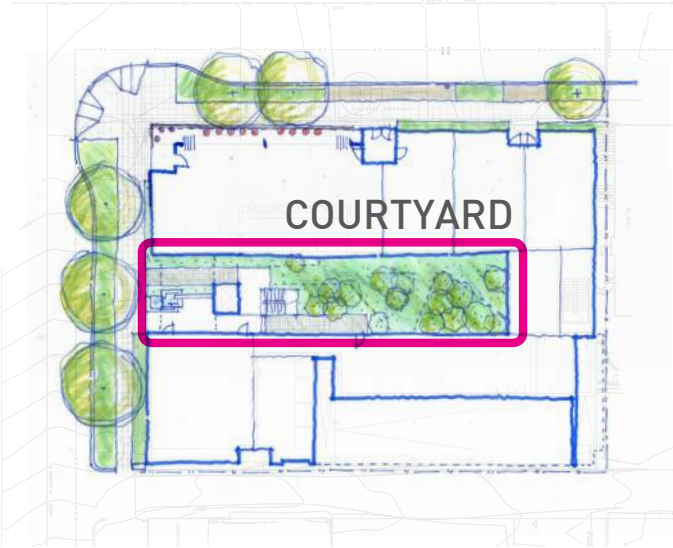
SUN SCREENS CASCADE OVER HORIZONTAL TERRACES ALONG 12TH AVE + E. OLIVE



ROOF TOP AMENITY AT THE SOUTHEAST CORNER



LANDSCAPE CONCEPT: SKETCHES



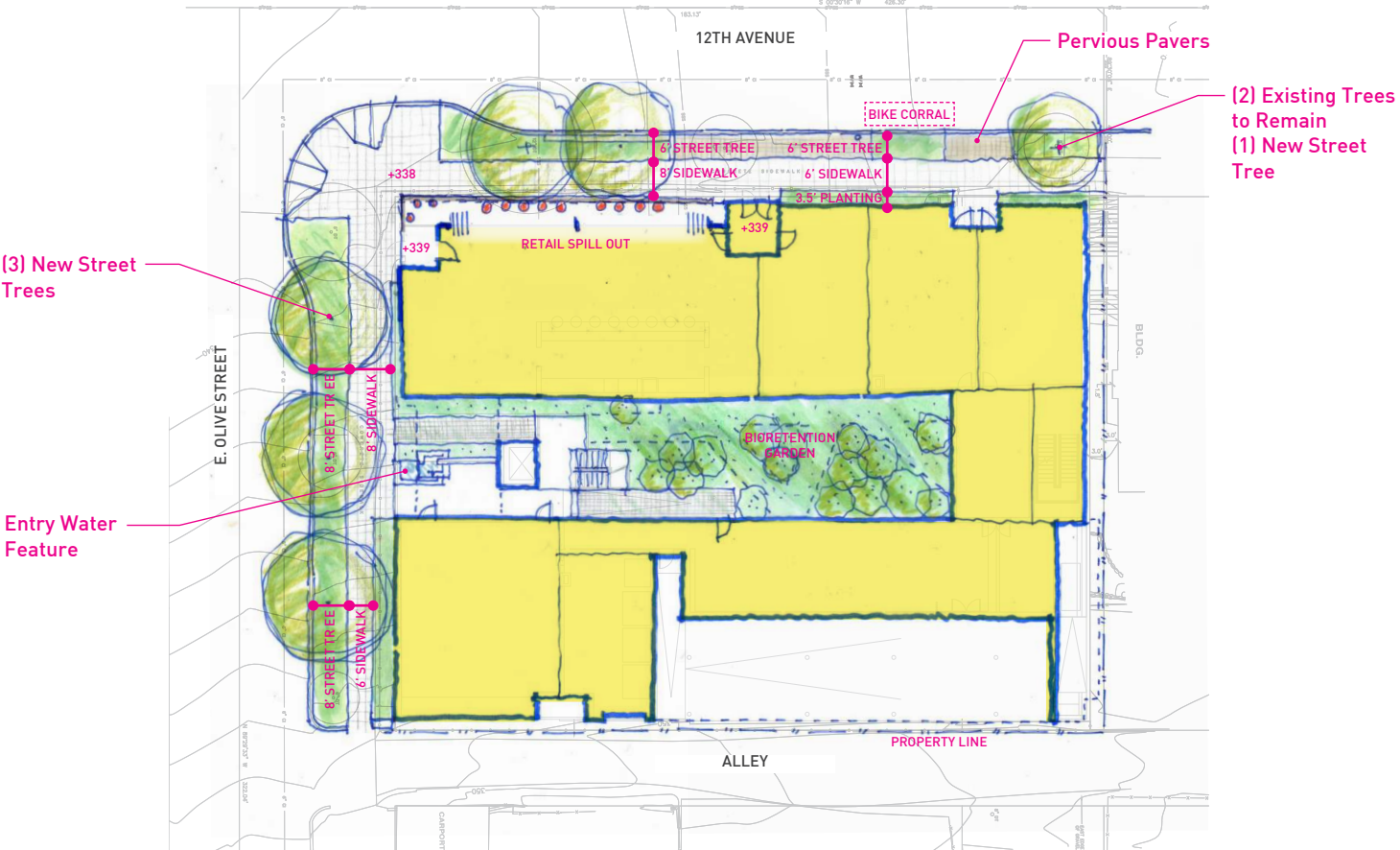
REGENERATIVE COURTYARD

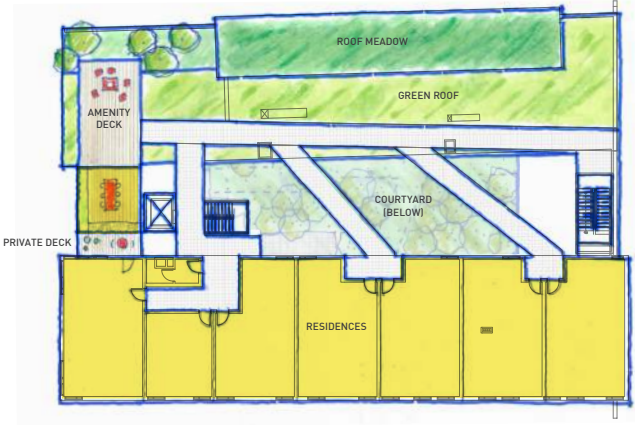


ENTRY EXPRESSION



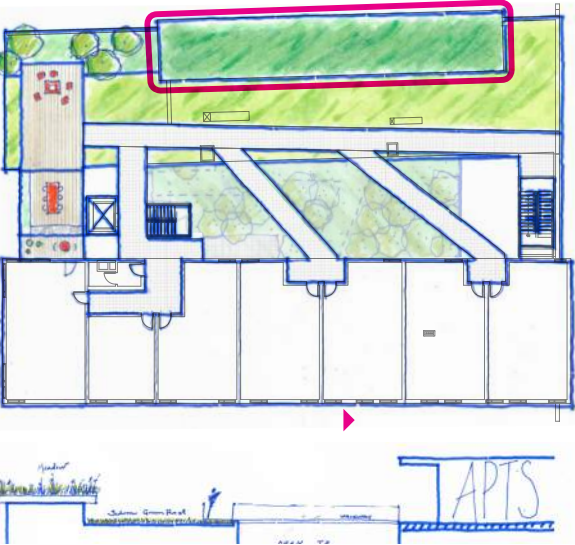
REGENERATIVE COURTYARD





ROOF DECK CONCEPT

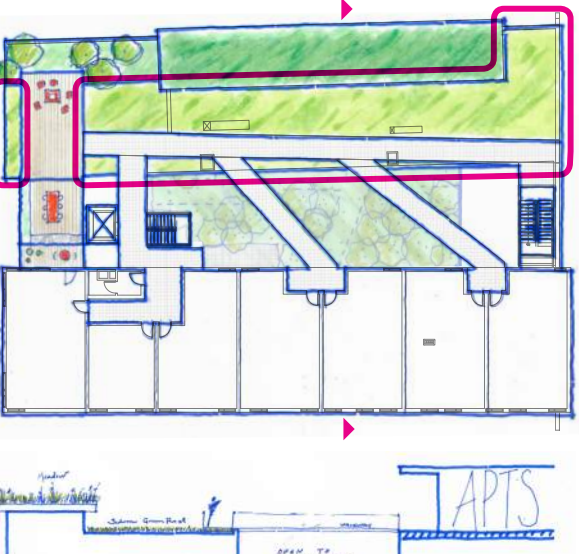
ROOF MEADOW



INTENSIVE GREEN ROOF - 6-12"

DRAMATIC ROOF PLANTINGS

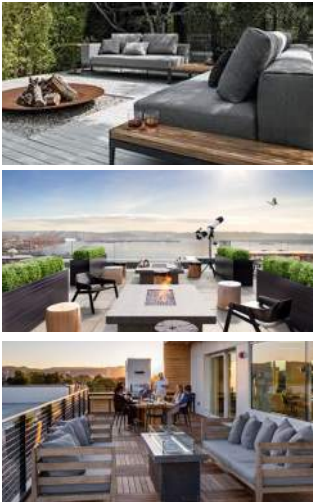
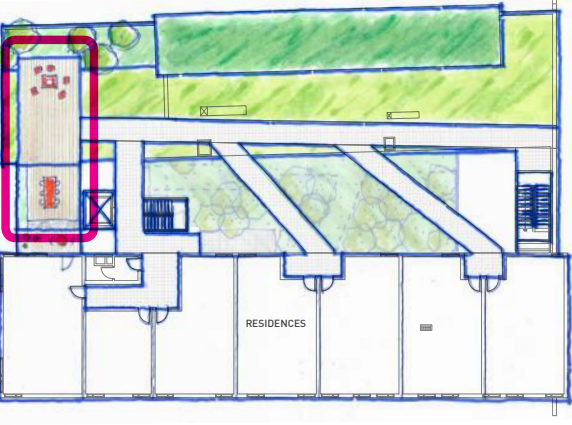
GREEN ROOF + GRATE



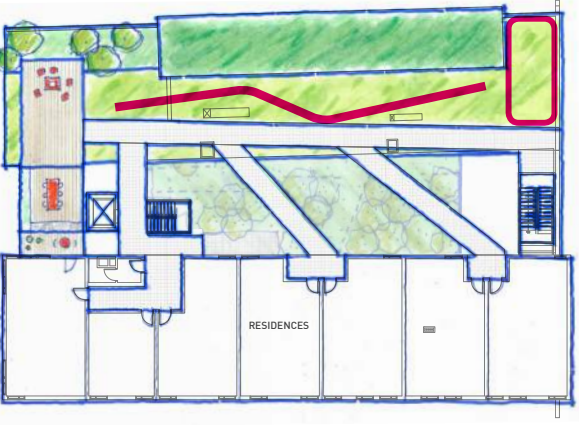
EXTENSIVE GREEN ROOF - 4-6"

TREAD LIGHTLY

AMENITY DECK



A PLACE TO HANG



PETS



WATER



ROOF DECK OPTIONS

SiteWorkshop

